

ZONING

300 Attachment 3

Bulk and Use Table R-1 Low-Density Residential District (§ 300-93)

For additional regulations, see § 300-6, R-1 Low-Density Residential District, and § 300-92, Table of Permitted Uses by District.

Uses	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Setback ²		Maximum Building Height (feet)
			Side (feet)	Rear (feet)	
Permitted Uses¹					
Building, accessory; including residential garages	N/A	N/A	1	1	25
Dwelling unit, accessory*	N/A	N/A	5	5	25
Dwelling, single-family	22,500	75	15	25	40
Family day-care home	22,500	75	15	25	40
Group family day-care home	22,500	75	15	25	40
Home occupation (Class A only)*	N/A	N/A	N/A	N/A	N/A
Open space and usable open space	N/A	N/A	N/A	N/A	N/A
Planned unit development	2 acres	N/A	N/A	N/A	N/A
Swimming pool, private*	N/A	N/A	N/A	N/A	N/A
Uses Requiring A Special Use Permit[#]					
Bed-and-breakfast [#]	22,500	75	15	25	40
Building, public [#]	40,000	100	15	25	40
Day-care center [#]	25,000	75	15	25	40
Home occupation (Class B only)* [#]	N/A	N/A	N/A	N/A	N/A
Neighborhood market [#]	22,500	75	15	25	40
Place of worship [#]	22,500	75	15	25	40
School [#]	40,000	100	15	25	40
Telecommunications facility or tower [#]	22,500	75	50	50	N/A

NOTES:

Maximum Allowable Impervious Surface Coverage (§ 300-6H): Impervious coverage of more than 1/2 acre requires site plan review. Impervious coverage of more than 30% of lot requires site plan review. Includes all impervious surfaces such as structures, parking areas, driveways, and pedestrian walks.

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Minimum Front Setback [§ 300-6G(1)]: The minimum front setback is 30 feet. Setback requirements apply to the location of buildings, not driveways, parking areas, or other landscaping treatments. Measured from the interior sidewalk edge, or if sidewalks are not present, from the right-of-way line. See § 300-62 for restrictions on setback parking.

NOTES (continued)

Off-Street Parking Requirement (§ 300-6J.): See § 300-101, Table of Parking Requirements by Use, and § 300-61 for additional parking and loading requirements. See § 300-61 for restrictions on setback parking.

* Not the principal use of the property.

Site plan review required.

¹ See § 300-6D and E, and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.

² Setback requirements, as listed above, apply to the location of buildings, not driveways, parking areas, or other landscaping treatments.