

ZONING

600 Attachment 4

Town of Dickinson
Schedule of Zoning Regulations
R-1 District

[Amended 10-4-1976¹; 9-15-1986 by Ord. No. 86-4²; 5-6-1992 by Ord. No. 4-1992; 7-13-1992 by Ord. No. 5-1992; 4-12-2004 by L.L. No. 2-2004; 4-12-2004 by L.L. No. 6-2004; 11-9-2009 by L.L. No. 5-2009; 5-13-2024 by L.L. No. 5-2024]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
District	Permitted Uses		Density Permitted	Lot Required		Yard Required (feet)						Maximum Coverage of Buildings on Lots	Maximum Building Height		Minimum Gross Floor Area (square feet)	Required Off-Street Parking	Required Off-Street Loading (1 space = 12' x 40' x 14')	Site Plan Review	Signs	Remarks
	Principal	Accessory		Area (square feet)	Width (feet)	Principal Use			Accessory Use				Principal	Accessory						
						Front	Each Side	Rear	Front	Each Side	Rear									
R-1 Residential District	1. 1-family dwellings 2. Agriculture 3. Houses of worship with related buildings 4. Educational facilities 5. Public recreational parks and areas, not for profit, noncommercial 6. Professional offices, by special permit 7. Public utility, local service 8. Public utility, other service, by special permit	1. One private garage or accessory building built to the rear of the main structure 2. Home occupation, not to exceed 1/2 of a floor area and no external evidence 3. No accessory structure shall be larger than 800 square feet	One main building per lot	Sewered 6,000 per family Unsewered See § 600-12	60 80	30	7' Total of both sides to be 20% of lot width (See Remark No. 2)	30	Not permitted	5	5 must be located in rear 25% of lot (See Remark No. 1)	30% (See Remark No. 6)	2 1/2 stories or 35 feet (See Remark Nos. 3 and 5)	18 feet	800	See § 600-33	One space for all non-residential uses and buildings	Required for all non-residential uses and buildings	See Art V. §§ 600-17 and 600-18 A. General. 1. One announcement or professional sign, 2 square feet maximum, in conjunction with home occupation 2. One sign, 6 square feet maximum, to announce for sale or for rent of real property upon which property is located. 3. One sign, 16 square feet maximum, for each church, institutional, recreational or other public use 4. One temporary real estate development sign, 36 square feet maximum, directing attention to opening of new subdivision. Special permit required, issued for 12 months and may be renewed 5. Directional sign, 2 square feet maximum, not illuminated, for purpose of stating name or location of town, hospital, community center, church, school, etc. No advertising permitted on sign B. Yard; height. 1. No sign to be located closer than 8 feet to any lot line 2. Maximum height: 8 feet 3. Roof signs not permitted C. Advertising and business signs: not permitted	1. Owners of adjacent properties may erect a joint private garage crossing property lines. 2. Corner lots: (a) Where side properties are also street lines, no principal building shall be erected closer than 25 feet to such street line. (b) Clear vision shall be maintained within the triangular area formed by the intersecting street lines and a straight line joining said street lines at points which are 20 feet distant from the point of intersection; measured along said street lines. In such area no foliage, shrubbery, fence or other obstruction shall be permitted higher than 3 feet nor low foliage or branches of trees less than 12 feet from the ground. (Art. V, § 600-17) 3. Height restrictions shall not apply to radio towers, chimneys, spires or any projection of a building not an integral part of that structure. 4. Dumping of rubbish, garbage or waste material is prohibited. (See Ch. 462, Solid Waste Management.) 5. Subject to capabilities of town fire-fighting equipment." 6. All lots shall have a minimum of 50% of the lot uncovered and greenspace or adequate landscaping.

NOTES:

* Zero side yards are permitted on internal side walls with a minimum side yard of 15 feet at the outer walls for zero lot line developments, row houses or other forms of attached multiple dwelling structures.

¹ Editor's Note: This resolution further provided that the minimum width applies to all lots which were assessed separately by the Town of Dickinson and shown to be less than 100 feet but more than 49 feet in width prior to 4-7-1975, and further provided that all uses on said lots are subject to all provisions specified for R-1 Residential Districts.