

ZONING

600 Attachment 5

Town of Dickinson
Schedule of Zoning Regulations
R-2 and R-M Districts

[Amended 10-4-1976¹; 9-15-1986 by Ord. No. 86-4; 5-6-1992 by Ord. No. 4-1992; 7-13-1992 by Ord. No. 5-1992; 8-11-1997 by L.L. No. 2-1997; 4-12-2004 by L.L. No. 6-2004; 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-2 Residential District	1. All principal uses permitted in R-1 Residential District, subject to all provisions specified therein 2.2-family dwellings	1. All accessory uses specified in R-1 Residential District	One main building per lot	New residential structures: 4,800 Conversion: See § 600-15E Other uses: 4,000	50	25	7' Total of both sides: 17	20	Not permitted	5	5 Must be located in rear 25% of lot	30% Same as in R-1	Same as in R-1 Residential District			See § 600-33	Same as in R-1	Required for all non-residential uses and buildings and residential structures of more than 3 units	Same as in R-1 except as may be otherwise set forth in § 600-15E	Same as in R-1
R-M Residential District	1. All uses permitted in R-1 and R-2 Residential Districts, subject to all provisions specified therein 2. Multiple dwellings or apartment houses 3. Nursing homes, hospitals, medical arts buildings, by special permit 4. Boarding, rooming homes 5. Animal husbandry, by special permit	1. All accessory uses specified in R-1 Residential District 2. Animal husbandry, by special permit	One main building per lot 1- and 2-family dwelling units	12,000 minimum, plus 3,500 for each dwelling unit beyond 2	50	25	10 Total of both sides to be 20% of lot width (See Remark Nos. 2 and 7)	30	Not permitted	5	5 Must be located in rear 25% of lot	30% Same as in R-1	2 1/2 stories or 35 feet (See Remark Nos. 3 and 5)	18 feet	800	See § 600-33	Same as in R-1	Required for all uses except one- and two-family dwellings	Same as in R-1 Also one sign, 8 square feet maximum, at each entrance to a multifamily complex, indicating its name	6. Standards listed in Nos. 1 through 5 above shall apply in the R 7. Additional 2 feet of side setback in addition to 10 feet prescribed for every story, or 35 feet maximum in height, subject to capabilities of town fire

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