

ARTICLE 6

"A" LOW DENSITY RESIDENTIAL ZONE

601 PURPOSE

This zoning district is to be used for residential purposes consisting primarily of one (1) family dwelling units in a spacious setting.

Definitions relative to uses of land and structures within this zone are located in Section 402 of this Ordinance.

602 PERMITTED USES

A. One (1) family dwelling unit, including allowed accessory structures, such as private garages, which shall be erected and maintained only as accessories to the dwelling unit situated on the same lot, and which shall not involve the conduct of a business, unless authorized as a home occupation

B. Temporary structures for uses incidental to construction work, which structures shall be removed upon the completion or abandonment of the construction work.

C. Uses customarily incidental to any of the above uses when located on the same lot.

603 SPECIAL USES

Special uses in this zone may be subject to site plan review and/or criteria and standards in excess of those typical regulations governing yards, lot sizes and the like.

A. Planned Unit Developments.

B. Home Occupations.

C. Previously used one (1) family dwelling units, moved onto the lot.

604 LOT REQUIREMENTS

A. No lot shall be created that has a lot area less than forty thousand (40,000)

square feet. Every structure hereafter erected or structurally altered shall be located upon a lot with a lot area of at least forty thousand (40,000) square feet per dwelling unit, unless the lot is a lawfully nonconforming lot.

B. All interior lots shall have a minimum width of one hundred fifty (150) feet frontage on the street, and all corner lots shall have a minimum width of one hundred fifty (150) feet, provided, that lots on irregular and curving streets may have a minimum frontage of one hundred (100) feet if the width at the structure setback line is at least one hundred fifty (150) feet.

C. The maximum structure coverage is fifteen (15) per cent.

D. There shall be a front yard setback of at least forty (40) feet.

E. There shall be a side yard setback of at least twenty (20) feet.

F. There shall be a rear yard setback of at least ten (10) feet.

G. No yard, court, or other open space provided about any structure shall again be used as a yard or other open space for another structure for the purpose of complying with the provisions of this Ordinance.

H. Lot, Waterfront — A lot having frontage directly upon a lake, river, or other significantly sized impoundment of water. The portion adjacent to the water is considered the front yard and the opposite side, abutting the street, shall be the rear yard. There shall be a rear yard setback of (40) feet. *Adopted 2/23/2015 Effective 3/8/2015*

605 STRUCTURE REQUIREMENTS

A. Not more than one (1) dwelling unit, together with its accessory structures, shall be built on any lot

B. No structure hereafter erected or structurally altered shall exceed two (2) stories or twenty eight (28) feet.

C. Accessory structures shall be erected and maintained only as accessories to the dwelling unit situated on the same lot. Except as permitted as a special use, no accessory structure shall be located in front of the rear line of the dwelling unit.

D. Dwelling units consisting of one story shall contain at least nine hundred (900) square feet of living space at grade level Dwelling units consisting of one and one-half stories or greater shall contain at least eight hundred (800) square feet of living space at grade level, with a total living space of at least one thousand (1,000) square feet. All dwelling units shall comply with the requirements contained within the definitional provisions of the term "dwelling" in Section 402 of this Zoning Ordinance

Adopted June 8, 2004