

## ARTICLE 7

### "AA" HIGHER DENSITY RESIDENTIAL ZONE

#### 701 PURPOSE

This zone is to be used for residential purposes consisting primarily of one family dwelling units in a concentrated setting.

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

#### 702 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.

#### 703 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 family dwelling units, moved onto the lot.

#### 704 LOT REQUIREMENTS

A. No lot shall be created that has a lot area less than fifteen thousand (15,000) square feet. Every structure hereafter erected or structurally altered shall be

located upon a lot with a lot area of at least fifteen thousand (15,000) 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 (100) feet frontage on the street and all corner lots shall have a minimum width of one hundred (100) feet, provided, that lots on irregular and curving streets may have a minimum frontage of sixty five (65) feet if the width at the structure setback line is at least one hundred (100) feet.

C. The maximum lot coverage is thirty percent (30%).

D. There shall be a front yard setback of at least forty (40) feet. Where lots comprising forty percent (40%) or more of the frontage are developed with structures having an average front yard with a variation in depth of not more than six (6) feet, no structures hereafter erected or structurally altered shall project beyond the average front yard line so established; provided further that this regulation shall not be so interpreted as to require a front yard of more than fifty (50) feet.

E. There shall be a side yard setback of at least ten (10) 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.

## **705 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(s) 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(s).

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 story or greater shall contain at least six hundred (600) square feet of living space at grade level, with a total living space of at least nine hundred (900) 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.