

ARTICLE 5: LAND USE DISTRICTS

D) Residential/Agricultural District-

1) Dimensional Requirements:

a) For All Lots Which Do Not Meet Subsection b or c below.

- (i) Minimum Lot Size – 1 acre
- (ii) Maximum Residential Density – 1 Dwelling Unit (DU)/acre¹
- (iii) Minimum Road Frontage² - 150 feet
- (iv) Minimum Setbacks for Buildings³ –
 - (A) Front Yard - 50 feet
 - (B) Side Yard - 10 feet
 - (C) Rear Yard - 10 feet

b) Lots Which Are Within A Minor Subdivision (which is created after June 10, 2009).

- (i) Minimum Lot Size – 1 acre
- (ii) Maximum Net Residential Density – 1 DU/acre¹
- (iii) Minimum Road Frontage to a public road - 150 feet. Minimum Road Frontage internal to the subdivision – 50 feet.
- (iv) Minimum Setbacks for Buildings external to the subdivision follow standard minimum setbacks (Section D.1.a.iv). Minimum Setbacks for Buildings internal to the subdivision –
 - (A) Front Yard – 10 ~~50~~ feet
 - (B) Side Yard - 10 feet
 - (C) Rear Yard - 10 feet
- (v) Open Space Requirement - 25% of Net Residential Area⁴

c) Lots Which Are Within A Major Subdivision (which is created after June 10, 2009).

- (i) Minimum Lot Size – 20,000 sq. ft.
- (ii) Maximum Lot Size – 2 acres
- (iii) Maximum Net Residential Density – 1DU/ acre¹

(iv) Minimum Road Frontage to a public road - 150 feet. Minimum Road Frontage internal to the subdivision – 50 feet.

(v) Minimum Setbacks for Buildings external to the subdivision follow standard minimum setbacks (Section D.1.a.iv). Minimum Setbacks for Buildings internal to the subdivision –

(A) Front Yard - 10 feet

(B) Side Yard - 10 feet

(C) Rear Yard - 10 feet

(v) Open Space Requirement - 80% of Net Residential Area⁴

d)⇒ Structures shall not cover more than 20% of any lot.⁴⁵

¹ One Accessory Dwelling Unit that meets the standards of Article 4, Section B shall be exempt from any density requirements or lot area requirements. (Note: written in reference to DECD proposed rule 19-100; Chapter 5; Section 4.B.3.a)

² The Minimum Road Frontage requirement may be waived by the Code Enforcement Officer if the property meets the Back Lot Performance Standard in Article 4, Section B.

³ The setback shall be the minimum horizontal distance from a lot line to the nearest part of a building, including porches, steps and decks. Except that, ramps needed for disability access into a principle dwelling shall be exempt from the minimum setbacks.

⁴ If a new lot is created to meet open space requirements it does not count toward the number of lots in a subdivision unless the intent of the transferor is to avoid the objectives of this Ordinance. A new lot created to meet open space requirements is not subject to the maximum lot size requirement.

E) Village I District-

1) Dimensional Requirements:

a) For All Lots Which Do Not Meet Subsection b below.

i a) Minimum Lot Size – 20,000 sq. ft.

ii b) Minimum Lot Size for Subdivisions with Community Subsurface Wastewater System – 10,000 sq. ft.⁶⁵

iii c) Maximum Residential Density – 4 DU/acre ~~20,000 sq. ft.~~¹

iv d) Minimum Road Frontage - 75 feet

v e) Minimum Setbacks for Buildings –

(A i) Front Yard - 20 feet

(B ii) Side Yard - 10 feet

(C iii) Rear Yard - 10 feet

vi f) Maximum Building Height – 35 feet

vii g) Structures shall not cover more than 50~~30~~% of any lot. ~~Lots legally non-conforming due to lot size may have up to 50% structure coverage.~~

b) Lots Which Are Within A Subdivision (which is created after June 10, 2009).

i) Minimum Lot Size – 20,000 sq. ft.

ii) Minimum Lot Size for Subdivisions with Community Subsurface Wastewater System – 10,000 sq. ft.⁶⁵

iii) Maximum Net Residential Density – 4 DU/acre¹

iv) Minimum Road Frontage to a public road - 75 feet. Minimum Road Frontage internal to the subdivision – 50 feet.

v) Minimum Setbacks for Buildings external to the subdivision follow standard minimum setbacks (Section E.1.a.v). Minimum Setbacks for Buildings internal to the subdivision –

(A) Front Yard - 0 feet if front lot line does not directly abut a road (i.e. abuts sidewalk, path, grass, etc.). 10 feet if front lot line abuts a road.

(B) Side Yard - 10 feet

(C) Rear Yard - 10 feet

- vi) Maximum Building Height – 35 feet
- vii) Structures shall not cover more than 50% of any lot.
- viii) Open Space Requirement - 10% of Net Residential Area⁴

F) Village II District-

1) Dimensional Requirements:

a) For All Lots Which Do Not Meet Subsection b below.

- i a) Minimum Lot Size – 30,000 sq. ft.
- ii b) Minimum Lot Size for Subdivisions with Community Subsurface Wastewater System – 10,000 sq. ft.⁶⁵
- iii c) Maximum Residential Density – 10 DU/acre ~~20,000 sq. ft.¹~~
- iv d) Minimum Road Frontage - 100 feet
- v e) Minimum Setbacks for Buildings –
 - (A i) Front Yard - 30 feet
 - (B ii) Side Yard - 10 feet
 - (C iii) Rear Yard - 10 feet
- vi f) Maximum Building Height – 35 feet
- vii g) Structures shall not cover more than 50~~30~~% of any lot. ~~Lots legally non-conforming due to lot size may have up to 50% structure coverage.~~

b) Lots Which Are Within A Subdivision (which is created after June 10, 2009).

- i) Minimum Lot Size – 30,000 sq. ft.
- ii) Minimum Lot Size for Subdivisions with Community Subsurface Wastewater System – 10,000 sq. ft.⁵
- iii) Maximum Net Residential Density – 10 DU/acre¹
- iv) Minimum Road Frontage to a public road - 100 feet. Minimum Road Frontage internal to the subdivision – 50 feet.
- v) Minimum Setbacks for Buildings external to the subdivision follow standard minimum setbacks (Section F.1.a.v). Minimum Setbacks for Buildings internal to the subdivision –

(A) Front Yard - 0 feet if front lot line does not directly abut a road (i.e. abuts sidewalk, path, grass, etc.). 10 feet if front lot line abuts a road.

(B) Side Yard - 10 feet

(C) Rear Yard - 10 feet

vi) Maximum Building Height – 35 feet

vii) Structures shall not cover more than 50% of any lot.

viii) Open Space Requirement - 20% of Net Residential Area⁴

⁴Structures may cover up to 30% of lots that are legally non-conforming due to lot size.

⁵A subdivision shall not exceed the maximum residential density for the district.