**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 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 Lot Size – 2 acres

(iii ~~ii~~) Maximum Gross ~~Net~~ Residential Density – 1 DU/acre1

(iv ~~iii~~) Minimum Road Frontage of parent lot - 150 feet

(v ~~iv~~) Minimum Setbacks for Buildings within the subdivision –

(A) Front Yard – 10 ~~50~~ feet

(B) Side Yard - 10 feet

(C) Rear Yard - 10 feet

(v) Open Space Requirement - 25% of Gross ~~Net~~ Residential Area

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 Gross Residential Density – 1DU/ acre1

(iv) Minimum Road Frontage of parent lot - 150 feet

(v) Minimum Setbacks for Buildings within the subdivision –

(A) Front Yard - 10 feet

(B) Side Yard - 10 feet

(C) Rear Yard - 10 feet

(v) Open Space Requirement - 80% of Gross Residential Area

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.

**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.5

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.5

iii) Maximum Residential Density – 4 DU/acre1

iv) Minimum Road Frontage of the parent lot - 75 feet

v) Minimum Setbacks for Buildings within the subdivision –

(A) Front Yard - 0 feet

(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.

**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.5

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 Residential Density – 10 DU/acre1

iv) Minimum Road Frontage of the parent lot - 100 feet

v) Minimum Setbacks for Buildings within the subdivision –

(A) Front Yard - 0 feet

(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.

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

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