

## 5.1 RA, RESIDENTIAL AGRICULTURAL DISTRICT

### 5.1.1 Purpose

It is the intent and purpose of the RA District to provide for and protect very low density, single-family residential development together with traditional low intensity agricultural and farming activities. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings located on farm lots having an area of at least 40,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential and agricultural character of the district.

### 5.1.2 Permitted Uses

The following uses shall be permitted in any RA Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.1.3)
- **Single-family dwelling**

### 5.1.3 Conditional Uses

The following uses shall be permitted in any RA Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	RA minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetary or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence

**Farm, Orchard, Plant, or Tree Nursery**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: N/A
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: No sign allowed
- OTHER SPECIAL CONDITIONS:
  1. No retail sales shall be conducted on the premises.
  2. Animal farms shall be limited to the keeping of horses, mules, donkeys, goats, cows, and similar animals.
  3. The number of animals shall be limited to one (1) animal per one (1) acre.

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

<b>Public Utility Substation, Installation, Water Tower</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns, & peaceful nature of the community.
<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

#### 5.1.4 Prohibited Uses

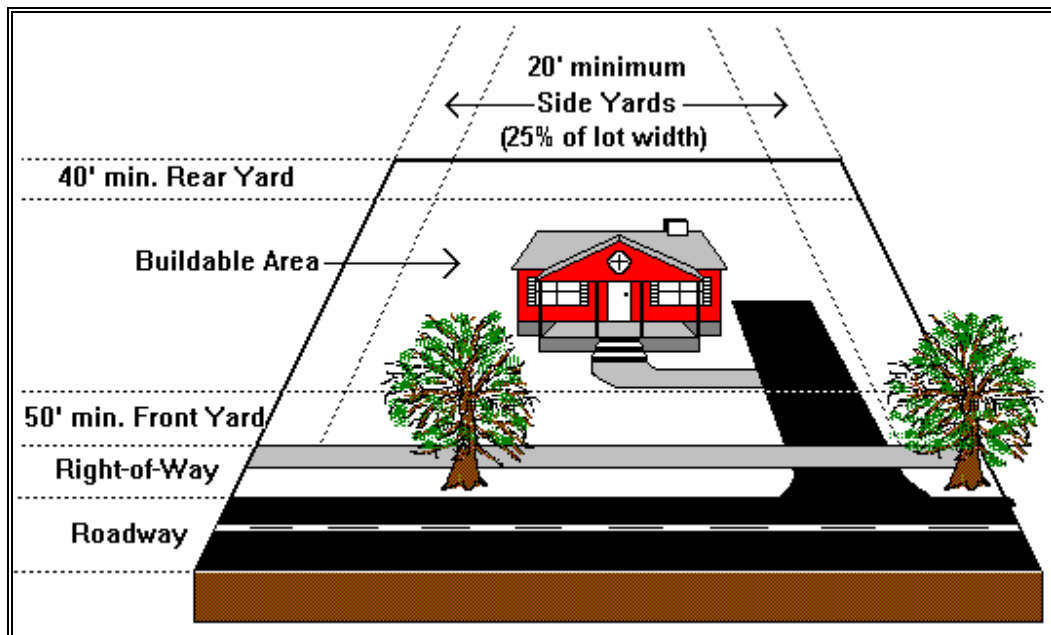
The following uses are expressly prohibited within any RA Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

### 5.1.5 Lot Specifications

Uses permitted in any RA Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<p>40,000 s.f. 150 feet</p>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<p>50 feet 40 feet 25% of lot width at the building line, but not less than 20 feet per side</p>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p>35 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<p>4 persons</p>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<p>See Article 13</p>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<p>see Article 12</p>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<p>see Article 11</p>



## 5.2 R-40, SINGLE-FAMILY RESIDENTIAL DISTRICT (Estate District)

### 5.2.1 Purpose

It is the intent and purpose of the R-40 "Estate" District to provide for and protect the quiet and peaceful character of very low density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 40,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.2.2 Permitted Uses

The following uses shall be permitted in any R-40 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.2.3)
- **Single-family dwelling**

### 5.2.3 Conditional Uses

The following uses shall be permitted in any R-40 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-40 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator’s primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	3 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	N/A
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10 (institutional use)
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community

#### 5.2.4 Prohibited Uses

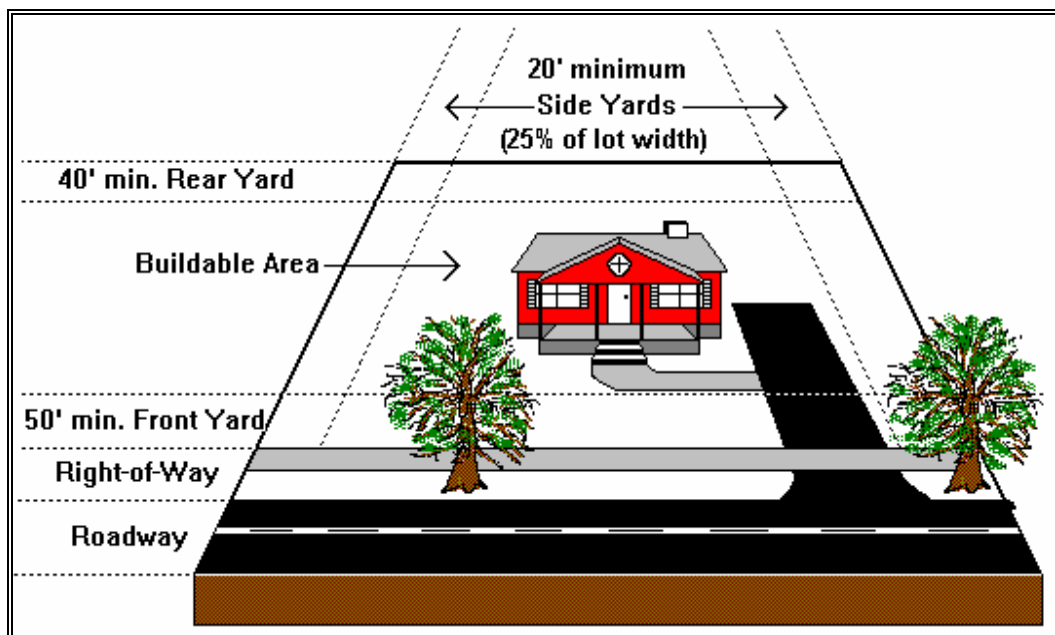
The following uses are expressly prohibited within any R-40 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

## 5.2.5 Lot Specifications

Uses permitted in any R-40 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<i>40,000 square feet</i> <i>150 feet</i>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<i>50 feet</i> <i>40 feet</i> <i>25% of lot width at the building line, but not less than 20 feet per side.</i>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<i>35 feet</i> <i>2 1/2 stories</i>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<i>4 persons</i>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<i>See Article 13</i>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<i>see Article 12</i>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<i>see Article 11</i>





## 5.3 R-20, SINGLE-FAMILY RESIDENTIAL DISTRICT

### 5.3.1 Purpose

It is the intent and purpose of the R-20 District to provide for and protect the quiet and peaceful character of low density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 20,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.3.2 Permitted Uses

The following uses shall be permitted in any R-20 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.3.3)
- **Single-family dwelling**

### 5.3.3 Conditional Uses

The following uses shall be permitted in any R-20 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-20 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator’s primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 65%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	3 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	N/A
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 13.10 (institutional use)
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	Exterior lights must not reflect onto adjoining residential property
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	60%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns & peaceful nature of the community

### 5.3.4 Prohibited Uses

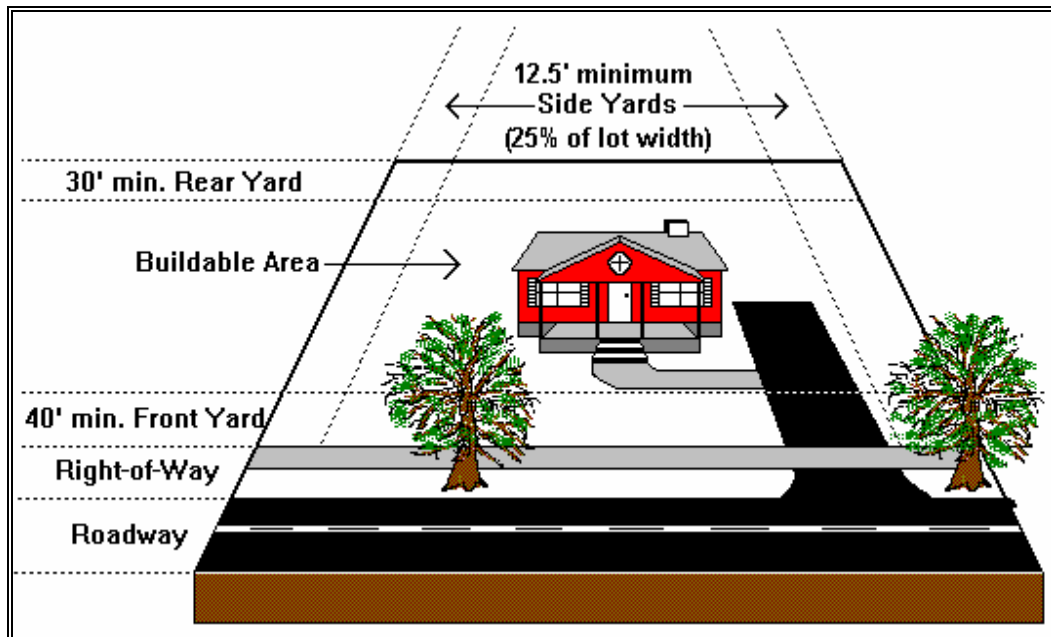
The following uses are expressly prohibited within any R-20 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

### 5.3.5 Lot Specifications

Uses permitted in any R-20 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 4.3 of this Ordinance:

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<p>20,000 square feet 100 feet</p>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<p>40 feet 30 feet 25% of lot width at the building line, but not less than 12.5feet per side</p>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p>35 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<p>4 persons</p>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<p>See Article 13</p>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<p>see Article 12</p>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<p>see Article 11</p>



## 5.4 R-15, SINGLE-FAMILY RESIDENTIAL DISTRICT

### 5.4.1 Purpose

It is the intent and purpose of the R-15 District to provide for and protect the quiet and peaceful character of low to medium density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 15,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.4.2 Permitted Uses

The following uses shall be permitted in any R-15 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.4.3)
- **Single-family dwelling**

### 5.4.3 Conditional Uses

The following uses shall be permitted in any R-15 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-15 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 65%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.

<b>Sports or Community Recreation Facility</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

#### 5.4.4 Prohibited Uses

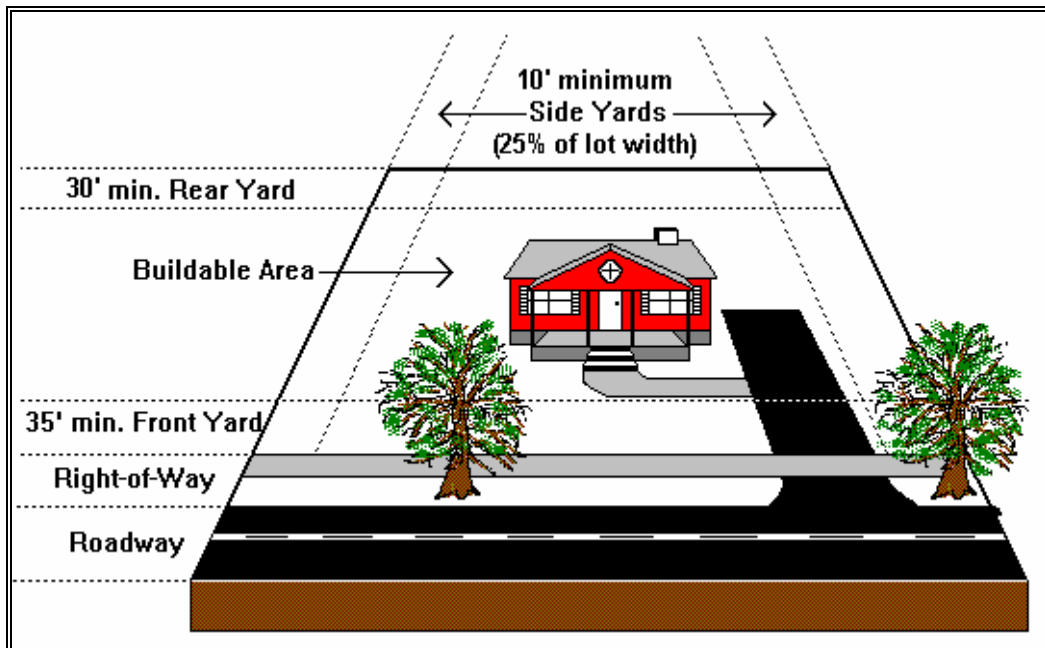
The following uses are expressly prohibited within any R-15 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

### 5.4.5 Lot Specifications

Uses permitted in any R-15 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<p>15,000 square feet 80 feet</p>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<p>35 feet 30 feet 25 % of lot width at the building line, but not less than 10 feet per side</p>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<p>35 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<p>4 persons</p>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<p>See Article 13</p>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<p>see Article 12</p>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<p>see Article 11</p>





## 5.5 R-10, SINGLE-FAMILY RESIDENTIAL DISTRICT

### 5.5.1 Purpose

It is the intent and purpose of the R-10 District to provide for and protect the general character of medium to high density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 10,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.5.2 Permitted Uses

The following uses shall be permitted in any R-10 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.5.3)
- **Single-family dwelling**

### 5.5.3 Conditional Uses

The following uses shall be permitted in any R-10 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-10 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 65%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

#### 5.5.4 Prohibited Uses

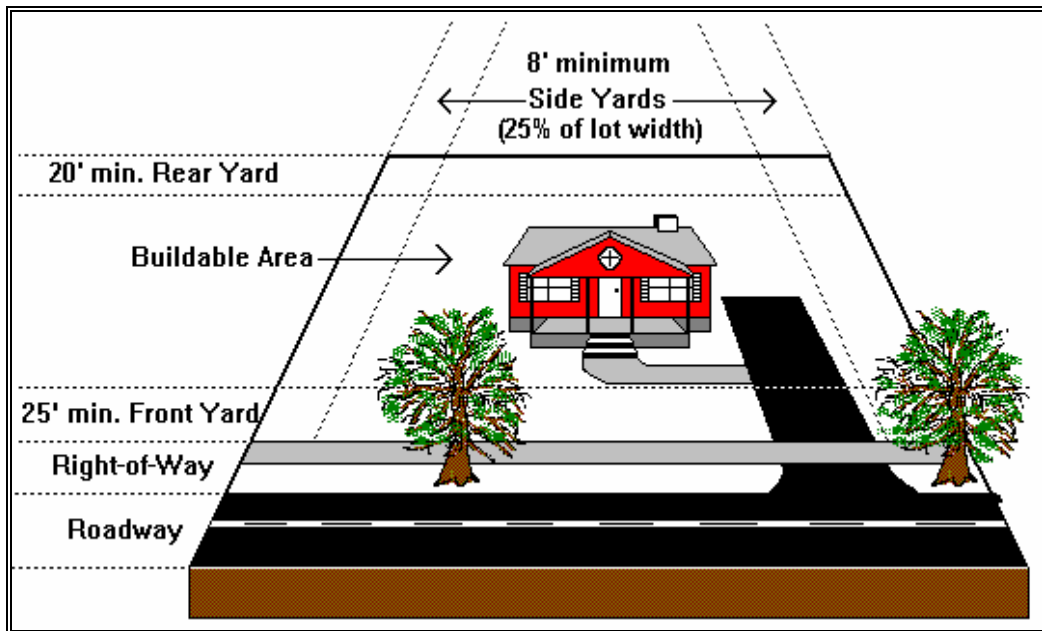
The following uses are expressly prohibited within any R-10 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

### 5.5.5 Lot Specifications

Uses permitted in any R-10 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	<i>10,000 square feet</i> <i>65 feet</i>
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	<i>25 feet</i> <i>20 feet</i> <i>25% of lot width at building line, but not less than 8 feet per side</i>
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	<i>35 feet</i> <i>2 1/2 stories</i>
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	<i>4 persons</i>
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<i>See Article 13</i>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<i>see Article 12</i>
<ul style="list-style-type: none"> <li><b>Off-Street Parking</b></li> </ul>	<i>see Article 11</i>



## 5.6 R-5, SINGLE-FAMILY RESIDENTIAL DISTRICT

### 5.6.1 Purpose

It is the intent and purpose of the R-5 District to provide for and protect the general residential character of high density, single-family residential development and accessory uses normally necessary and compatible with such use. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for single-family dwellings situated on lots having an area of at least 5,000 square feet and to discourage any encroachment by commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

### 5.6.2 Permitted Uses

The following uses shall be permitted in any R-5 Zoning District:

- **Accessory use** for residential dwellings in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Garden** or other non-commercial horticulture or agriculture activity (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land** (except those listed in 5.6.3)
- **Single-family dwelling**

### 5.6.3 Conditional Uses

The following uses shall be permitted in any R-5 Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<b><i>Bed and Breakfast Inn</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	Yes
• <i>MINIMUM LOT SIZE:</i>	R-5 minimum lot size applies
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	See Section 14.19
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	See Section 14.19
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	See Section 14.19
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	See Section 14.19
• <i>OTHER SPECIAL CONDITIONS:</i>	See Section 14.19
<b><i>Cemetery or Memorial Garden</i></b>	
• <i>REVIEW &amp; PUBLIC HEARING BY BZA:</i>	No
• <i>MINIMUM LOT SIZE:</i>	5 acres
• <i>SPECIAL BUFFER REQUIREMENTS:</i>	N/A
• <i>SPECIAL LIGHTING RESTRICTIONS:</i>	No illumination at night
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	N/A
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	No on-site crematorium

**Church, Synagogue, Temple, or Other Place of Worship**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: 2 acres
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 60%
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

**Family Child Care Home**

- REVIEW & PUBLIC HEARING BY BZA: N/A
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residentially zoned property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must meet State requirements for a Family Child Care Home; structure must be operator's primary residence

**Golf Course (excluding miniature golf)**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: Clubhouse & parking must comply with office standards set forth in Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: No nighttime illumination of fairways or greens
- MAXIMUM IMPERVIOUS SURFACE AREA: N/A
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns & peaceful nature of the community.

**Park or Playground**

- REVIEW & PUBLIC HEARING BY BZA: No
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: N/A
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property
- MAXIMUM IMPERVIOUS SURFACE AREA: 60 %
- SPECIAL SIGNAGE RESTRICTIONS: Ground illumination only
- OTHER SPECIAL CONDITIONS: N/A

**Public Utility Substation, Installation, Water Tower**

- REVIEW & PUBLIC HEARING BY BZA: Yes
- MINIMUM LOT SIZE: N/A
- SPECIAL BUFFER REQUIREMENTS: See Section 13.10
- SPECIAL LIGHTING RESTRICTIONS: Exterior lights must not reflect onto adjoining residential property.
- MAXIMUM IMPERVIOUS SURFACE AREA: 65%
- SPECIAL SIGNAGE RESTRICTIONS: No sign is allowed
- OTHER SPECIAL CONDITIONS: Must not adversely affect the character, traffic patterns, & peaceful nature of the community.

<b>School (Elementary, Middle, or High)</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
<b>Sports or Community Recreation Facility</b>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	60%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

#### 5.6.4 Prohibited Uses

The following uses are expressly prohibited within any R-5 Zoning District, however, this list shall not be deemed exclusive or all-inclusive:

• <b>Commercial communication</b> and cellular towers
• <b>Manufactured housing</b>
• <b>Outdoor storage</b> of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• <b>Retail</b> , office, service, business activities except permitted customary home occupations

### 5.6.5 Lot Specifications

Uses permitted in any R-5 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> <li><b>Minimum Lot Size</b> <i>Lot area per dwelling unit</i> <i>Lot width (at building line)</i></li> </ul>	5,000 square feet 50 feet
<ul style="list-style-type: none"> <li><b>Minimum Yard Sizes</b> <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i></li> </ul>	15 feet 10 feet 25% of lot width at the building line, but not less than 6 feet per side
<ul style="list-style-type: none"> <li><b>Maximum Building Height</b> <i>Vertical height (highest point)</i> <i>Stories</i></li> </ul>	35 feet 2 1/2 stories
<ul style="list-style-type: none"> <li><b>Maximum # of Unrelated Residents</b></li> </ul>	4 persons
<ul style="list-style-type: none"> <li><b>Landscaping and Screening</b></li> </ul>	<i>See Article 13</i>
<ul style="list-style-type: none"> <li><b>Signage</b></li> </ul>	<i>see Article 12</i>
<ul style="list-style-type: none"> <li><b>Off-Street Parking/Loading</b></li> </ul>	<i>see Article 11</i>

