

6.1 RG GENERAL RESIDENTIAL DISTRICT

6.1.1 Purpose

It is the intent and purpose of the RG General Residential District to provide for and protect an adequate supply of affordable housing in the medium density range, specifically, one and two-family residences 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 one and two-family dwellings (including manufactured housing) situated on lots having an area of at least 5,000 square feet, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

6.1.2 Permitted Uses

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

- **Accessory use** 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 (not including the keeping of poultry, livestock, or kennels)
- **Publicly-owned building, facility, or land**
- **Single-family dwellings** (detached)
- **Two-family dwellings** (attached duplexes)

6.1.3 Conditional Uses

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

Bed and Breakfast Inn

- **REVIEW & PUBLIC HEARING BY BZA:** Yes
- **MINIMUM LOT SIZE:** RG minimum lot size applies
- **SPECIAL BUFFER REQUIREMENTS:** See Section 14.19
- **SPECIAL LIGHTING RESTRICTIONS:** See Section 14.19
- **MAXIMUM IMPERVIOUS SURFACE AREA:** See Section 14.19
- **SPECIAL SIGNAGE RESTRICTIONS:** See Section 14.19
- **OTHER SPECIAL CONDITIONS:** See Section 14.19

<i>Cemetery or Memorial Garden</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5 acres
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	No illumination at night
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	No on-site crematorium
<i>Church, Synagogue, Temple, or Other Place of Worship</i>	
• 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:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns, & peaceful nature of the community.
<i>Family Child Care Home</i>	
• 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:	65%
• 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
<i>Golf Course (excluding miniature golf)</i>	
• 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.
<i>Manufactured Housing (Mobile Home)</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5,000 square feet
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Must comply with the standards set forth in Section 14.15
<i>Park or Playground</i>	
• 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.
School (Elementary, Middle, or High)	
• 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:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
Sports or Community Recreation Facility	
• 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:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

6.1.4 Prohibited Uses

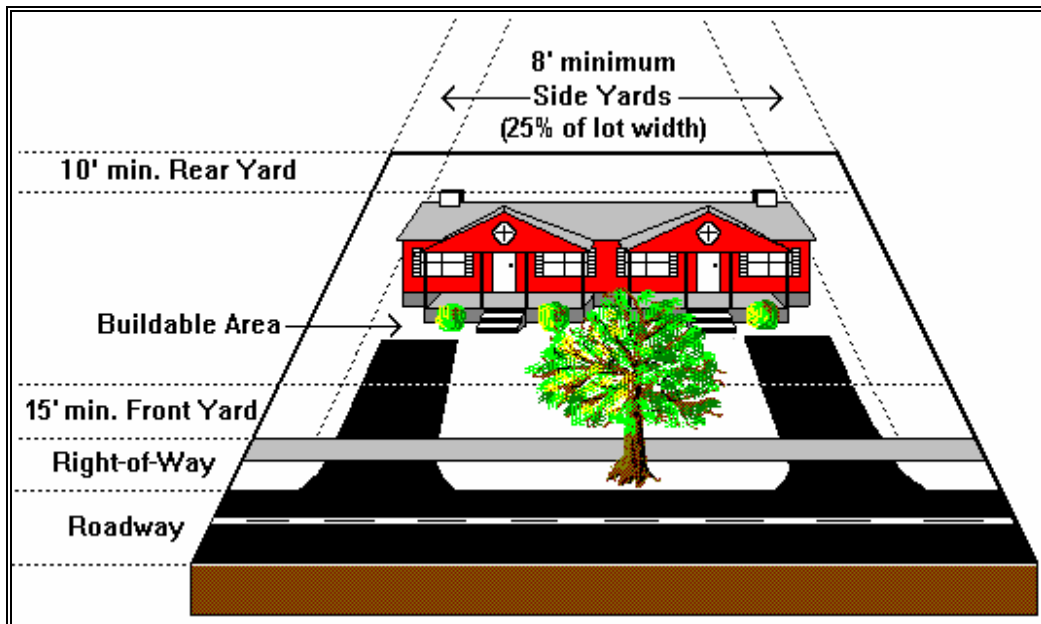
The following uses are expressly prohibited within any RG Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

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

6.1.5 Lot Specifications

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



6.2 RM-10 MULTI-FAMILY DISTRICT

6.2.1 Purpose

It is the intent and purpose of the RM-10 Multi-Family District to provide for and protect medium density multi-family 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 several different types of multi-family dwellings, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

6.2.2 Permitted Uses

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

- **Accessory use** 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 (not including the keeping of poultry, livestock, or kennels)
- **Multi-family dwellings** (attached)
- **Publicly-owned building**, facility, or land
- **Single-family dwellings** (detached)
- **Townhouse dwellings** (attached)
- **Two-family dwellings** (attached duplexes)

6.2.3 Conditional Uses

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

Bed and Breakfast Inn

- | | |
|--|------------------------|
| • <i>REVIEW & PUBLIC HEARING BY BZA:</i> | Yes |
| • <i>MINIMUM LOT SIZE:</i> | RM-10 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 |

Boarding, Lodging, or Rooming House	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	20,000 s.f
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
Cemetery or Memorial Garden	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5 acres
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	No illumination at night
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	No on-site crematorium
Church, Synagogue, Temple, or Other Place of Worship	
• REVIEW & PUBLIC HEARING BY BZA:	No
• 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:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
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:	65%
• 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
Dormitory	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	None
Fraternity/Sorority House, Civic Club House, or Lodge	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	None

<i>Golf Course (excluding miniature golf)</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• 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:	N/A
<i>Group or Congregate Care Facility</i>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	20,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional)
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign allowed
• OTHER SPECIAL CONDITIONS:	See Section 14.16
<i>Nursing Home</i>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	40,000 s.f.
• 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:	Must not adversely affect the character, traffic patterns, and peaceful nature of the community.
• OTHER SPECIAL CONDITIONS:	
<i>Park or Playground</i>	
• 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:	65 %
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<i>Public Utility Substation, Installation, Water Tower</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• 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:	N/A
<i>School (Elementary, Middle, or High)</i>	
• 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:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.

<i>Sports or Community Recreation Facility</i>	
• <i>REVIEW & 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>	65%
• <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
<i>University, College, or Junior College</i>	
• <i>REVIEW & 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>	N/A
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	65%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns, and peaceful nature of the community.

6.2.4 Prohibited Uses

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

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

6.2.5 Lot Specifications

Uses permitted in any RM-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	MULTI FAMILY	TOWN HOUSE	TWO FAMILY	SINGLE FAMILY
• Maximum Density	10 units/acre	8 units/acre	8 units/acre (4 struct./acre)	4 units/acre
• Min. Lot Requirements <i>Minimum Lot Area</i> <i>Minimum Lot Width</i> <i>(at building line)</i>	21,780 s.f. N/A	21,780 s.f. N/A*	10,000 s.f. 65 ft.	5,000 s.f. 50 ft.
• Min. Lot Area per Unit <i>One (1) Bedroom</i> <i>Two (2) Bedrooms</i> <i>Three (3)+ Bedrooms</i>	4,350 s.f. 4,850 s.f. 5,450 s.f.	5,000 s.f. n/a n/a n/a	5,000 s.f. n/a n/a n/a	5,000 s.f. n/a n/a n/a
• Min. Heated Floor Area each Unit <i>One (1) Bedroom</i> <i>Two (2) Bedrooms</i> <i>Three (3)+ Bedrooms</i>	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.
• Min. Yard Requirements <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yards</i>	25 ft. 20 ft. 15 ft.	25 ft. 20 ft. 15 ft.**	15 ft. 10 ft. 25% of lot width at building line, but not less than 8 feet per side.	15 ft. 10 ft. 25% of lot width at building line, but not less than 6 feet per side
• Maximum Building Heights <i>Vertical Height</i> <i>Stories</i>	35 ft. 2 1/2 stories	35 ft. 2 1/2 stories	35 ft. 2 1/2 stories	35 ft. 2 1/2 stories
• Maximum Impervious Surface Area (see def.)	65% of total lot area	65% of total lot area	65% of total lot area	65% of total lot area
• Landscaping and Screening	see Article 13			
• Signage	see Article 12			
• Off-Street Parking/Loading	see Article 11			

* The minimum lot width for townhouse lots shall be 20 feet for interior lots and 35 feet for corner lots.

** The distance between buildings shall be a minimum of 15 feet. No side yard setbacks shall exist for units within a building that share a wall as a common property line.

6.3 RM-18 MULTI-FAMILY DISTRICT

6.3.1 Purpose

It is the intent and purpose of the RM-18 Multi-Family District to provide for and protect high density multi-family 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 several different types of multi-family dwellings, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

6.3.2 Permitted Uses

The following uses shall be permitted in any RM-18 Zoning District:

- **Accessory use** 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 (not including the keeping of poultry, livestock, or kennels)
- **Multi-family dwellings** (attached)
- **Publicly-owned building, facility, or land**
- **Single-family dwellings** (detached)
- **Townhouse dwellings** (attached)
- **Two-family dwellings** (attached duplexes)

6.3.3 Conditional Uses

The following uses shall be permitted in any RM-18 Zoning District on a conditional basis, subject to the requirements set forth in the Multi-Family Conditional Use Matrix below:

Bed and Breakfast Inn

- | | |
|--|------------------------|
| • <i>REVIEW & PUBLIC HEARING BY BZA:</i> | Yes |
| • <i>MINIMUM LOT SIZE:</i> | RM-18 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 |

Boarding, Lodging, or Rooming House	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	20,000 s.f
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
Cemetery or Memorial Garden	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5 acres
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	No illumination at night
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	No on-site crematorium
Church, Synagogue, Temple, or Other Place of Worship	
• REVIEW & PUBLIC HEARING BY BZA:	No
• 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:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
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:	65%
• 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
Dormitory	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	None
Fraternity/Sorority House, Civic Club House, or Lodge	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	40,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	None

<i>Golf Course (excluding miniature golf)</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• 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:	N/A
<i>Group or Congregate Care Facility</i>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	20,000 s.f.
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional)
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign allowed
• OTHER SPECIAL CONDITIONS:	See Section 14.16
<i>Nursing Home</i>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	40,000 s.f.
• 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:	Must not adversely affect the character, traffic patterns, and peaceful nature of the community.
• OTHER SPECIAL CONDITIONS:	
<i>Park or Playground</i>	
• 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:	65 %
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
<i>Public Utility Substation, Installation, Water Tower</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• 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:	N/A
<i>School (Elementary, Middle, or High)</i>	
• 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:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.

<i>Sports or Community Recreation Facility</i>	
• <i>REVIEW & 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>	65%
• <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
<i>University, College, or Junior College</i>	
• <i>REVIEW & 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>	N/A
• <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i>	65%
• <i>SPECIAL SIGNAGE RESTRICTIONS:</i>	Ground illumination only
• <i>OTHER SPECIAL CONDITIONS:</i>	Must not adversely affect the character, traffic patterns, and peaceful nature of the community.

6.3.4 Prohibited Uses

The following uses are expressly prohibited within any RM-18 Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

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

6.3.5 Lot Specifications

Uses permitted in any RM-18 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	MULTI FAMILY	TOWN HOUSE	TWO FAMILY	SINGLE FAMILY
• Maximum Density (approx.)	18 units/acre	17 units/acre	14 units/acre (7 structures)	8 units/acre
• Min. Lot Requirements <i>Minimum Lot Area</i> <i>Minimum Lot Width (at building line)</i>	43,560 s.f. N/A	43,560 s.f. N/A*	6,000 s.f. 65 ft.	5,000 s.f. 50 ft.
• Min. Lot Area per Unit <i>One (1) Bedroom</i> <i>Two (2) Bedrooms</i> <i>Three (3)+ Bedrooms</i>	2,450 s.f. 2,750 s.f. 3,150 s.f.	2,500 s.f. N/A N/A N/A	3,000 s.f. N/A N/A N/A	5,000 s.f. N/A N/A N/A
• Min. Heated Floor Area each Unit <i>One (1) Bedroom</i> <i>Two (2) Bedrooms</i> <i>Three (3)+ Bedrooms</i>	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.	550 s.f. 700 s.f. 900 s.f.
• Min. Yard Requirements <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yards</i>	25 ft. 20 ft. 15 ft.	25 ft. 20 ft. 15 ft.**	15 ft. 10 ft. 25% of lot width at building line, but not less than 8 feet per side	15 ft. 10 ft. 25% of lot width at building line, but not less than 6 feet per side
• Maximum Building Heights <i>Vertical Height</i> <i>Stories</i>	40 ft. 3 stories	40 ft. 3 stories	35 ft. 2 1/2 stories	35 ft. 2 1/2 stories
• Maximum Impervious Surface Area (see def.)	65% of total lot area	65% of total lot area	65% of total lot area	65% of total lot area
• Landscaping and Screening	see Article 13			
• Signage	see Article 12			
• Off-Street Parking/Loading	see Article 11			

* The minimum lot width for townhouse lots shall be 20 feet for interior lots and 35 feet for corner lots.

** The distance between buildings shall be a minimum of 15 feet. No side yard setbacks shall exist for units within a building that share a wall as a common property line.