

### **31-601: R-Residential**

#### **31-601.01 – Intent:**

The purpose of this zone is for residential use. The schedule of regulations controlling this zone are intended to be flexible based on the size of the lot. The majority of the zone is intended for single-family residential dwelling, however duplexes and townhouses may be permitted provided all of the criteria of the bulk schedule are met, including parking requirements as established by the Residential Site Improvement Standards (R.S.I.S.) and impervious coverage is not exceeded. Parking is always intended to be accommodated on-site, however impervious coverage should always be minimized over this requirement if sufficient street parking is available.

#### **31-601.02 – Permitted Uses:**

- a. Single-family dwelling.
- b. Two-family dwelling (where parking is fully accommodated on-site and no impervious coverage variances are required, on lots greater than 8,000 square feet)
- c. Townhouses. (where parking is fully accommodated on-site and no impervious coverage variances are required, , on lots greater than 8,000 square feet)
- d. A home professional office for a person residing on the premises, provided that no more than one-half of the floor area of one story of the dwelling be devoted to such use.
- e. Temporary buildings for uses incidental to construction work, provided such buildings are removed upon completion or abandonment of the construction work.

#### **31-601.03 – Permitted Accessory Uses:**

- a. Private garages.
- b. Signs, subject to the provisions of Article 9.
- c. Fences, subject to the provisions of Article 10.
- d. Other normal, incidental residential secondary structures such as private swimming pools, tool sheds, outdoor barbecues, fireplaces, trellises, lamp posts or the like.
- e. Off-street parking facilities, subject to the provisions of Article 8.
- f. Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

#### **31-601.04 – Area and Bulk Requirements**

(See Table)

#### **31-601.05 – Uses Permitted Upon Application to the Planning Board as Conditional Uses, Subject to Article 7**

- a. Public utilities.
- b. Schools.
- c. Churches.
- d. Quasi-public buildings and recreation areas.