

DIVISION 3.0200 AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS

This Division sets forth detailed descriptions of the agricultural and residential zoning districts and their respective dimensional and bulk regulations, requirements, and design standards. The various “Open Space Subdivision” options indicated within some zoning districts are “open space ratio, “ or OSR, driven. While the overall maximum gross density stays essentially the same within each zoning district, as the minimum OSR increases the maximum permitted net density increases. Under the “Conventional Subdivision” and other options presented in some of the zoning districts, the site intensity and capacity calculations, as well as the natural resource protection standards and guidelines set forth in Divisions 3.0400 and 4.0100 of this Ordinance, shall be followed. The agricultural and residential zoning districts are generally organized into a residential density hierarchy.

SECTION 3.0204 A-4 RURAL COUNTRYSIDE AGRICULTURAL DISTRICT

- A. District Intent: The A-4 District is intended to:
1. Permit limited agricultural and residential development at intensities that are consistent with the maintenance of a rural countryside character and life-style.
 2. To preserve and enhance a rural character of surrounding areas and the attractiveness associated with such areas.
 3. Promote open space protection and natural resource base protection through the options provided in the district.
 4. Serve as a transitional district between the farmland area and the country side and suburban intensity area of the Town.
 5. Be served by on-site soil absorption sewage disposal systems (individual systems for conventional subdivisions and group systems for cluster/open space subdivisions) and private wells.
- B. District Standards: The A-4 District is further intended to have the development standards as set forth in Table 3.0204. Those developments served by on-site sewage disposal systems must meet all requirements set forth under Section 2.0103 of this Ordinance.
- C. Permitted, Accessory, and Conditional Uses: See Section 3.0502, Division 3.0600, Section 3.0601, Section 3.0602, Section 3.0701, and Section 3.0702 of this Ordinance.

Table 3.0204

**A-4 RURAL COUNTRYSIDE AGRICULTURAL DISTRICT DEVELOPMENT
STANDARDS**

Type Of Standard	Permitted Use	Conditional Use "Open Space Subdivision" (D)	
		Option 1	Option 2
Minimum Open Space Ratio and Maximum Density			
Open Space Ratio (OSR)	0	0.89	0.91
Gross Density (GD)	0.10	0.09	0.09
Net Density (ND)	0.10	0.93	1.20
Lot Dimensional Requirements			
Minimum Lot Area (ft ²)	435,600 (10 Acres)	40,000	30,000
Minimum Lot Width at Set Back Line (Feet)	300	100	100 110-Corner
Minimum Front Yard (Feet)	100 (c, f)	60 (c, f)	45(c, f)
Minimum Side Yard (Feet)	30 (c, f)	20(c, f)	10 (c, f)
Minimum Side Yard On Corner Lot (Feet)	75 (c, f)	45 (c, f)	35 (c, f)
Minimum Rear Yard (Feet)	30 (c, f)	30 (c, f)	30 (c, f)
Minimum Shore Yard (Feet)	75	75	75
Maximum Lot Coverage (Maximum percent of lot area)	0.075	0.15	0.15
Minimum Total Living Area per Dwelling Unit (D.U.) (e)			
1-Story D.U. ≤ 3 Bedrooms	1,500 ft ²	1,500 ft ²	1,500 ft ²
1-Story D.U. > 3 Bedrooms	250 ft ² (a)	250 ft ² (a)	250 ft ² (a)
1-Story D.U. if Basement is < 600 ft ²	250 ft ² (b)	250 ft ² (b)	250 ft ² (b)
Multi-Story D.U. ≤ 3 Bedrooms	1,900 ft ² - total 1,100 – 1 st floor	1,900 ft ² - total 1,100 – 1 st floor	1,900 ft ² - total 1,100 – 1 st floor
Multi-Story D.U. >3 Bedrooms	200 ft ² (a)	200 ft ² (a)	200 ft ² (a)
Multi-Story D.U. if Basement is < 600 ft ²	250 ft ² (b)	250 ft ² (b)	250 ft ² (b)
Maximum Building Height			
Principal Structure (Feet)	35	35	35
Accessory Structure (Feet) *	28	20	20

(a) Add to minimum required building floor area for each bedroom in excess of three (3).

(b) Add to minimum required floor area and first floor area for each dwelling unit which has a basement less than 600 ft².

(c) See Section 5.0104 for increased setback requirements along arterial streets and highways.

(d) Shall also meet the requirements of Section 3.0602 of this Ordinance.

(e) Dens, libraries, studies, lofts, or other rooms within a dwelling unit which can potentially be used as a bedroom shall be counted as a bedroom when containing a closet or located adjacent to a closet.

(f) See Division 3.0700 "Accessory and Temporary Use Standards and Regulations" for minimum setback requirements for accessory uses and/or structures.

* See 3.0701(H) 3a.