

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 3.0208 R-3 WATERFRONT RESIDENTIAL NEIGHBORHOOD CONSERVATION DISTRICT

- A. District Intent. The R-3 District is intended to:
1. Be used exclusively in existing residential subdivisions (minor and major including certified survey maps) located in the existing waterfront areas of the Town.
 2. Accommodate existing developed areas which are existing lots of record and is not to be expanded into areas not already subdivided.
 3. Minimize nonconforming and substandard lot sizes as such lots would become if placed under more rural- or suburban-oriented land use (and ultimately zoning) classifications. The number of existing substandard lots is to be limited through the combination of abutting substandard lots into a single lot under the same ownership.
 4. Provide for the minor infilling of vacant or redevelopment areas consistent with this district and the established character of the neighborhood as defined by earlier approved subdivisions and certified survey maps.
 5. Be served by either public sanitary sewer facilities or by on-site soil absorption sewage disposal systems and private wells.
- B. District Standards. The R-3 District is intended to have the development standards as set forth in Table 3.0208. 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 Use. See Section 3.0502, Division 3.0600, Section 3.0601, Section 3.0602, Section 3.0701, and Section 3.0702 of this Ordinance.

Table 3.0208

R-3 WATERFRONT RESIDENTIAL NEIGHBORHOOD CONSERVATION DISTRICT
DEVELOPMENT STANDARDS

Type of Standard	Permitted Use "Existing Subdivisions or Certified Survey Maps Only"
Minimum Open Space Ratio and Maximum Density	
Open Space Ratio (OSR)	0.00
Gross Density (GD)	4.75
Net Density (ND)	4.75
Lot Dimensional Requirements	
Minimum Lot Area (ft ²)	20,000
Minimum Lot Width at Set Back Line (Feet)	60 75 (Corner)
Minimum Front Yard (Feet)	25 (c)
Minimum Side Yard (Feet)	5 (c)
Minimum Side Yard On Corner Lot (Feet)	15 (c)
Minimum Rear Yard (Feet)	25 (c)
Minimum Shore Yard (Feet)	75
Maximum Lot Coverage (Maximum percent of lot area)	0.50
Minimum Total Living Area per Dwelling Unit (D.U.) (d, e)	
1-Story D.U. ≤ 3 Bedrooms	1,500 ft ²
1-Story D.U. > 3 Bedrooms	150 ft ² (a)
1-Story D.U. if Basement is < 600 ft ²	150 ft ² (b)
Multi-Story D.U. ≤ 3 Bedrooms	1,900 ft ² - total 1,100 ft ² - 1 st floor
Multi-Story D.U. >3 Bedrooms	150 ft ² (a)
Multi-Story D.U. if Basement is < 600 ft ²	150 ft ² (b)
Maximum Building Height	
Principal Structure (Feet)	35
Accessory Structure (Feet)	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) Applicable to existing vacant lots of record at the time of the adoption of this Zoning 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.