

4.2 Rural Residence Zone RR

4.2.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the Permitted (Prmt) or Special Permit with Design Review (Sp) uses or use categories listed below-and indicated in the RR column of the Table of Permitted Uses, subject to such standards as may be referred to in the lists below and the RR column of the Table of Permitted Uses and in the Special Requirements column of said Table. AMENDED EFFECTIVE NOVEMBER 11, 2010

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the RR Zone and any other applicable provisions of these Regulations.

Dwelling, single-family (12)

Dwelling, two-family (13), if existing on the effective date of these Regulations. AMENDED EFFECTIVE APRIL 23, 1974.

Farm (17)

Historic and monument sites (20)

Parks (37)

NOTE: As to two-family dwellings existing on the effective date of these Regulations, the area, frontage, yard, coverage and site requirements shall be those of the Residence A Zone. AMENDED EFFECTIVE APRIL 23, 1974.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations. AMENED EFFECTIVE NOVEMBER 11, 2010

Agricultural group quarters, seasonal (50) (Special Requirements Sec. 6.10). EFFECTIVE JULY 1, 1983.

Aircraft landing field

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization

Boarding, rooming or lodging house (4) (3-6 persons)

Cemetery

Clubs, non-profit (8)

Commercial greenhouses

Commercial nurseries

Community centers

Convalescent, nursing or rest home or sanitarium (9)

Day care center

Dog kennel, commercial

Earth products, excavation and filling or removing or (Special Requirements Sec. 6.2).

Forestry production, commercial, including on-premises saw mills

Golf Course

Governmental services

Library

Museum or planetarium

Place of worship

Recreation uses, non-profit

Religious quarters

Riding stable

Schools - public, private and parochial, university, college, junior college and professional school

Sewage and solid waste disposal

Supervised group quarters (41)

Tourist home (42)

Towers, transmitting and relay

Transmitting exchange or receiving station

Utility - electric, gas and water

Veterinarian service

Sx DELETED AMENED EFFECTIVE NOVEMBER 11, 2010

4.2.2 Permitted Accessory Uses

Customary accessory uses are permitted in accordance with the list below and with the RR column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the RR column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Boarding, rooming or lodging house (4) (1-2 persons)

Customary accessory uses (2)

Customary home occupation (21)

Garage, parking (18)

Guest house (19) (required special exception approval by ZBA)

Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.2.3 Required Lot Area

Every parcel of property to be used for residential purposes in the Rural Resident Zone shall have a minimum lot area of forty thousand (40,000) square feet.

4.2.4 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred twenty-five (125) feet.

4.2.5 Lot Coverage

All principal structures shall cover not more than ten percent (10%) of the area of the lot.

4.2.6 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building.

4.2.7 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet.

4.2.8 Rear Yard

There shall be a minimum rear yard of fifty (50) feet for every principal building.

4.2.9 Maximum Height Limit

No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.2.10 Requirements For Floor Space Per Dwelling Unit

Every single-family dwelling shall contain, in the case of a one (1) story dwelling, not less than one thousand two hundred fifty (1,250) square feet of floor space for living quarters, and in the case of a one and one-half (1 1/2), two (2) or two and one-half (2 1/2) story dwelling, not less than one thousand three hundred forty (1,340) square feet of floor space for living quarters. In the case of a one-story dwelling, the required minimum total floor space for living quarters shall be provided on the first floor. In the case of a one and one-half (1 1/2) story dwelling, not less than eight hundred fifty (850) square feet of floor space for living quarters shall be provided on the first floor and at least six hundred (600) square feet of floor space, which need not be finished, shall be above the first floor. For the purposes of this section, a raised ranch shall be considered a one-story dwelling. In the case of a split-level house, the calculated floor area shall be the vertical projected floor area of the living quarters. These requirements may be modified by the Town Plan and Zoning Commission as a special permit in the case of an individual lot, taking into consideration the criteria set forth in Section 12 of these Regulations. (See also Section 3.13).