

CHAPTER 10 ZONING

Residential Districts

10.6.1 R-1 Single-Family Residence District (unsewered)

A. Principal Uses:

Single-family detached dwellings on lots not served by public sanitary sewer.

B. Conditional Uses:

See Section 9.24, page 70.

C. Area, Height and Yard Requirements:

Lot area per family. Each building hereafter erected or structurally altered shall provide a lot area of not less than two acres (87,120 square feet) per family and no such lot shall be less than 100 feet in width. Except all lots of record at the time of passage of this Ordinance having a lot area of less than two acres (87,120 square feet), but more than 12,000 square feet may be permitted by the Town Board, and all lots under 12,000 square feet regardless of width size must be serviced by a common sewage facility. Where a common sewage facility is not available, a satisfactory percolation test is required before any building will be permitted.

BUILDING	HEIGHT	Maximum 35 feet
YARD	REAR	Minimum 25 feet
	SIDE	Minimum 15 feet
	STREET	Minimum 75 feet from center line of Town & County Roads & 75 feet from right-of-way of State Roads

CHAPTER 10 ZONING

Residential Districts

10.6.2 R-2 Single-Family Residence District (sewered)

A. Principal Uses:

Single-family detached dwellings on lots served by public sanitary sewers

B. Conditional Uses:

See Conditional Uses on page 70.

C. Areas, Height and Yard Requirements:

BUILDING	HEIGHT	Maximum 35 feet
YARD	REAR	Minimum 25 feet
	SIDE	Minimum 15 feet
	STREET	Minimum 30 feet from the right-of-way