

## ARTICLE IX

## SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SECTION 9.5 RG-75, GENERAL RESIDENCE DISTRICT.

**PURPOSE:** This district is composed of certain areas having all utilities and a residential character, and additional undeveloped land where it is desirable and likely that similar development will occur. Because these areas are served by public utilities and facilities, a moderate density of development can be supported.

- (1) **PRINCIPAL PERMITTED USES:**
  1. The principal permitted uses common to all residential districts; and
  2. Residential dwellings containing not more than two dwelling units.
- (2) **PERMITTED ACCESSORY USES:** The permitted accessory uses common to all residential districts.
- (3) **CONDITIONAL USES:** The conditional uses common to all residential districts.
- (4) **SPACE LIMITS:**
  1. Minimum Lot Area: 15,000 square feet. For two-family units the minimum lot area shall be 15,000 square feet, with 7,500 square feet per dwelling unit;
  2. Minimum Lot Width: 100 feet at building line;
  3. Maximum Height of Building: 40 feet;
  4. Minimum Front Yard: 50 feet from right-of-way line;
  5. Minimum Rear Yard: 40 feet;
  6. Minimum Side Yard: 10 feet;
    1. Minimum Side Yard on Street Side of Corner: 35 feet; and,
    2. Maximum Ground Coverage Including Accessory Buildings: 40 percent.
- (5) **MISCELLANEOUS PROVISIONS:** A two-family development shall be treated as one zoning lot.

(6) SPECIAL USES:

I. Place of worship.

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