

2104 RESIDENTIAL (RES) DISTRICT

2104.A PURPOSE

The Residential District includes developed residential subdivisions and lands suitable for future residential development at moderate densities served by private, onsite or shared water and wastewater systems. It is the intent of this district to: (1) Protect the character and quality of life in residential areas; (2) Allow for residential uses and compatible non-residential uses; and (3) Allow for a diversity of housing types.

2104.B DIMENSIONAL STANDARDS

Lots

- (1) Minimum lot size 1 acre
- (2) Minimum lot frontage 150 ft
- (3) Maximum lot coverage 20% or 4,000 sf, whichever is greater
- (4) Maximum dwellings per acre 2 units

Setbacks

- (5) Minimum front setback 40 ft
- (6) Minimum side & rear setback 20 ft
- (7) Minimum water setback 50 ft

Structures

- (8) Maximum principal building footprint none
- (9) Maximum structure height 35 ft

2104.C PERMITTED USES

Residential and Lodging Uses

- (1) Single-family dwelling
- (2) Two-family dwelling
- (3) Multi-family dwelling^{SP}
- (4) Worker housing^{SP}
- (5) Rooming & boarding house^{1SP}
- (6) Accessory dwelling
- (7) Primitive camp
- (8) Home occupation
- (9) Family childcare home
- (10) Bed and breakfast

(11) Short-term rental

- (12) Group Home
- (13) Care home

Industrial Uses

- (14) Telecom antenna^{SP}

Art and Entertainment Uses

- (15) Park or nature preserve^{SP}

Civic and Community Uses

- (16) Cemetery

Natural Resource Uses

- (17) Emergency shelter^{SP}
- (18) Farming or forestry
- (19) On-farm business^{SP}

Notes

¹Limited to a maximum of 8 boarders unless approved as a conditional use
^{SP} Site plan review required

2104.D CONDITIONAL USES^{SP}

Residential and Lodging Uses

- (1) Rooming & boarding house²
- (2) Home business
- (3) Lodging facility³

Civic and Community Uses

- (4) Child day care
- (5) Religious institution

Notes

²More than 8 boarders
³Limited to a maximum capacity of 30 guests
^{SP} Site plan review required for all conditional uses

2104.E DISTRICT STANDARDS

[Reserved]