

(29)

## ZONING CLASSIFICATIONS - RESIDENTIAL DISTRICTS

- R-6** High Density: Requires 5,500 square feet of gross land area for a single family detached house;  
**R-5** 8,250 square feet of gross land area for a two-family dwelling, whether a duplex or a two-family dwelling that includes an accessory apartment. A two-family dwelling that includes an accessory apartment is allowed provided the floor area of one of the dwelling units does not exceed 50% of the floor area of the other dwelling unit, nor is greater than 750 square feet, and further provided that the dwelling's exterior design and entry locations give the dwelling unit the appearance of a single family dwelling. Multi-family development with 7 or fewer dwelling units is allowed subject to approval by the Planning Board, at a maximum density of 15 units per acre. Multi-family development with 8 or more dwelling units is allowed only as part of a Planned Development-Housing, approved by the Council, at a maximum density of 15 units per acre, provided that the planned development site contains at least 5 acres.
- R-4** Medium Density: Requires 5,500 square feet of gross land area for a single family detached house; 8,712\* square feet of gross land area for a two-family dwelling; whether a duplex or a two-family dwelling that includes an accessory apartment. A two-family dwelling that includes an accessory apartment is allowed provided the floor area of one of the dwelling units does not exceed 50% of the floor area of the other dwelling unit, nor is greater than 750 square feet, and further provided that the dwelling's exterior design and entry locations give the dwelling the appearance of a single family dwelling. Multi-family development with 7 or fewer dwelling units is allowed subject to approval by the Planning Board, at a maximum density of 10 units per acre; multi-family development with 8 or more dwelling units is allowed only as part of a Planned Development-Housing approved by the Council, at a maximum density of 10 units per acre, provided the planned development site contains at least 5 acres.
- R-3** Medium Density: Requires 5,500 square feet of gross land area for a single family detached house; 12,446\* square feet of gross land area for a two-family dwelling, whether a duplex or a two-family dwelling that includes an accessory apartment. A two-family dwelling that includes an accessory apartment is allowed provided the floor area of one of the dwelling units does not exceed 50% of the floor area of the other dwelling unit, nor is greater than 750 square feet, and further provided that the dwelling's exterior design and entry locations give the dwelling the appearance of a single family dwelling. Multi-family development is allowed only as part of a Planned Development-Housing approved by the Council, at a maximum density of 7 units per acre, provided the planned development site contains at least 5 acres.
- R-2** Low Density: Requires 10,000 square feet of gross land area for a single-family detached house; 21,780\* square feet of gross land area for a two-family dwelling whether a duplex or a two-family dwelling that includes an accessory apartment. A two-family dwelling that includes an accessory apartment is allowed provided the floor area of one of the dwelling units does not exceed 50% of the floor area of the other dwelling unit, nor is greater than 750 square feet, and further provided that the dwelling's exterior design and entry locations give the dwelling the appearance of a single family dwelling. Multi-family development is allowed only as part of a Planned Development-Housing approved by the Council, at a maximum density of 4 units per acre, provided the planned development site contains at least 5 acres.

- R-2A Low Density: Requires 14,500 square feet of gross land area for a single family detached house; 24,891 square feet of gross land area for a two-family dwelling whether a duplex or a two-family dwelling that includes an accessory apartment. A two-family dwelling that includes an accessory apartment is allowed provided the floor area of one of the dwelling units does not exceed 50% of the floor area of the other dwelling unit, nor is greater than 750 square feet, and further provided that the dwelling's exterior design and entry locations give the dwelling the appearance of a single family dwelling. Multi-family development is allowed only as a part of a Planned Development-Housing approved by the Council, at a maximum density of 3.5 dwelling units per acre, provided the planned development site contains at least 5 acres.
  
- R-1 Low Density: Requires 17,000 square feet of gross land area for a single family detached house; 29,040\* square feet of gross land area for a two-family unit that includes an accessory apartment, provided the floor area of one of the dwelling units does not exceed 50% of the floor area of the other dwelling unit, nor is greater than 750 square feet, and further provided that the dwelling's exterior design and entry locations give the dwelling the appearance of a single family dwelling. A duplex is allowed with 25,500 square feet of gross land area on a lot created by a subdivision for which a) an application for preliminary plat approval was submitted to the Town before September 5, 1983, and b) substantial expenditures were made in good faith prior to December 5, 1983. Multi-family development is allowed only as part of a Planned Development-Housing approved by the Council, at a maximum density of 3 dwelling units per acre, provided the planned development site contains at least 5 acres.
  
- R-1A Low Density: Requires 25,000 square feet of gross land area for a single family detached house; 43,560 square feet of gross land area for a two-family unit that includes an accessory apartment, provided the floor area of one of the dwelling units does not exceed 50% of the floor area of the other dwelling unit, nor is greater than 750 square feet, and further provided that the dwelling's exterior design and entry locations give the dwelling the appearance of a single family dwelling. Multi-family development is allowed only as part of a Planned Development-Housing approved by the Council, at a maximum density of 2 dwelling units per acre, provided the planned development site contains at least 5 acres.
  
- R-LD1 Low Density: Requires 43,560 square feet of gross land area for a single family detached house; 87,120 square feet of gross land area for a two-family unit that includes an accessory apartment, provided the floor area of one of the dwelling units does not exceed 50% of the floor area of the other dwelling unit, nor is greater than 750 square feet, and further provided that the dwellings exterior design and entry locations give the dwelling the appearance of a single family dwelling. Multi-family development is allowed only as part of a Planned Development - Housing approved by the Council, at a maximum density of 1 unit per acre, provided the planned development site contains at least 5 acres.
  
- R-LD5 Low Density: Requires 217,800 square feet of gross land area for a single family detached house; 435,600 square feet of gross land area for a two-family unit that includes an accessory apartment, provided the floor area of one of the dwelling units does not exceed 50% of the floor area of the other dwelling unit, nor is greater than 750 square feet, and further provided that the dwellings exterior design and entry locations give the dwelling the appearance of a single family dwelling. Multi-family development is allowed only as part of a Planned Development - Housing approved by the Council, at a maximum density of 0.20 units per acre, provided the planned development site contains at least 5 acres.

\*Note: Lots created prior to January 13, 1986 may have a special status and require less land area.