

SECTION 505. "R" RESIDENTIAL DISTRICT

- A. **INTENT.** The intent of this district is to provide low density residential development including those uses which reinforce residential neighborhoods.
- B. **PERMITTED USES.** In District "R" no building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one of the following uses:
1. Single-family dwellings.
 2. Two-family dwellings.
 3. Multi-family dwellings.
 4. Public parks, playgrounds and schools.
 5. Daycare homes.
 6. Churches.
 7. Boarding and lodging houses.
 8. Hospitals.
 9. Accessory building and uses customarily incidental to the above,
 10. Manufactured Homes and Modular Housing Units.
 11. Existing mobile homes on date of Ordinance adoption.
- C. **CONDITIONAL USES.** The following conditional uses may be permitted subject to approval procedures outlined in Section 1105 of these regulations:
1. Single-family-attached subject to the following conditions:
 - a. The common wall between attached units shall be on the side lot line separating the two lots and shall not be subject to side yard requirements providing there are no doors, windows, vents or other openings in the common wall.
 - b. Not more than two units shall be attached in this district.
 - c. No units shall have a depth greater than four times its width.
 - d. Any exterior wall which is not a common wall must meet all yard requirements.
 - e. Each lot must have direct access to a public street.
 - f. The deed to each lot must include covenants requiring the proper and timely reconstruction of any damaged or destroyed dwellings.
 - g. The application for such conditional use must include a plot plan with the general location of buildings, parking areas, driveways, fences and other structures, the location of easements and utility lines, the number and type of all dwelling units, and the property lines within the proposed development.

2. Bed & Breakfast.
3. Condominiums.
4. Nursing and Convalescent Homes.
5. Non-profit institutions of an educational, philanthropic or charitable nature, except for penal or mental institutions.
6. Earth-sheltered residences may be constructed as a conditional use providing the following conditions are met:
 - a. The living area shall be provided with exterior windows or skylights which have a glassed area of not less than ten percent (10%) of the floor area and give direct visual access to natural light and open spaces.
 - b. Lot areas, lot widths and setbacks for underground dwellings shall conform to those established by the zoning district.
 - c. An outdoor space of no less than 500 square feet shall be provided immediately outside one wall of the dwelling. The Minimum width of the space shall be 20 feet and average grade elevation shall be no more than two feet above the grade elevation of the floor of the dwelling.
 - d. All earth-covered structures shall be designed by a structural engineer and plans shall be submitted, signed and sealed by a licensed structural engineer.
 - e. A site plan, elevations, cross sections and other necessary drawings shall be submitted to ensure that the proposed structure is compatible with the adjacent residents and the topography of the area. No site plan will be approved that creates a storm drainage or runoff problem for an adjacent property.
7. Telephone exchanges, electrical substations or other similar public utilities.
8. Group homes.
9. Day care centers. See Section 1105.
10. Class A Mobile homes.
11. Class B Mobile homes.

D. INTENSITY OF USE REGULATIONS.

1. Minimum lot area: Single-family - 7500 square feet; Two-family, single-family attached - 6,000 square feet per dwelling unit; Multi-family - 1500 square feet per unit, minimum 7500 square feet per lot.
2. Minimum lot width: 60 feet.
3. Lot coverage: The principal building and accessory buildings shall not cover more than 40 percent of the lot area.

E. HEIGHT REGULATIONS.

1. Maximum structure height: 35 feet.

F. YARD REGULATIONS.

1. CONFORMING LOTS OF RECORD

- a. Front yard: 25 feet.
- b. Side yard: Not less than eight (8) feet, except provided for single-family attached.
- c. Rear yard: 15 feet.
- d. Comer Lots • The rear yard setback may be reduced to allow a buildable width of the principle structure of 35 feet which would include all architectural projections as long as the rear yard setback is not reduced *to* less than 4 feet. (Amended 6/12/96)

2. NONCONFORMING LOTS OF RECORD

- a. Front yard: 25 feet
- b. Side yard: 6 feet
- c. Rear yard: 15 feet

The rear yard setback may be reduced to allow a buildable width of the principle structure of 35 feet which would include all architectural projections as long as the rear yard setback is not reduced *to* less than 4 feet.

3. NONCONFORMING STRUCTURES OF RECORD

Additions to nonconforming principal structures of record may use the minimum setback of the original principal structure in order to keep both the original and addition in harmony with each other as long as they do not interfere with the Public's Health, Safety and Welfare.

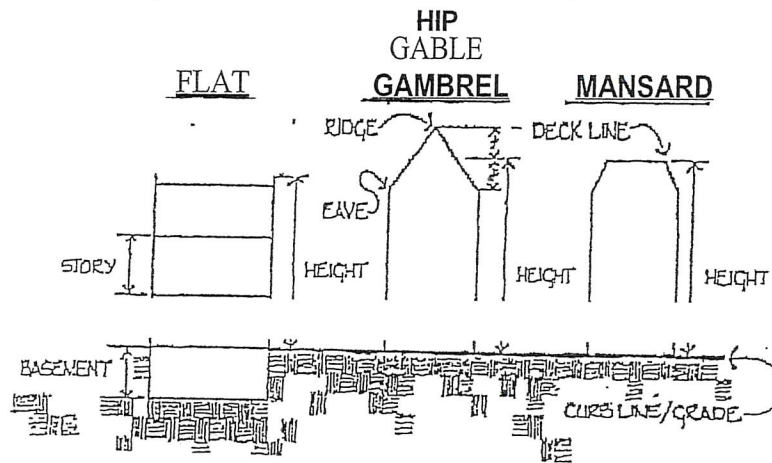
4. HANDICAPPED ACCESS

- a. There shall be no setback requirements for handicapped access as long as the structure does not interfere with the Public's Health, Safety and Welfare.
- b. There shall be a no-fee Site Plan and Land Use Permit.

G. USE LIMITATIONS.

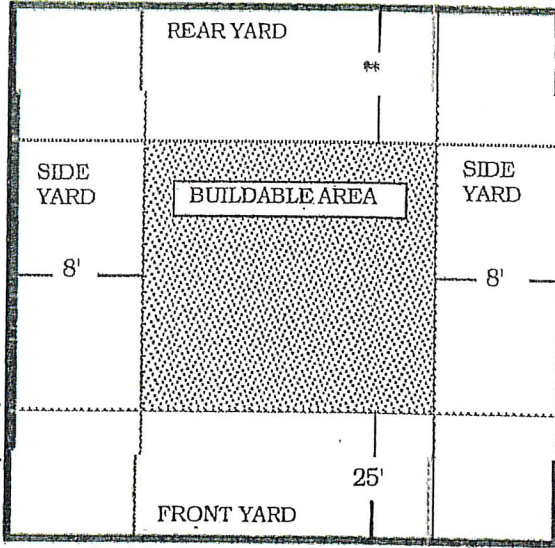
ANY NONCONFORMING MOBILE HOME LOT LEFT VACANT FOR A PERIOD OF 6 MONTHS SHALL LOSE IT'S MOBILE HOME LOT STATUS.

BUILDING HEIGHT. The vertical distance to the highest point of the roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip, and gambrel roofs, measured from the curb level if the building is not more than 12 feet from the front lot line or from the grade in all other cases. (Amended Ord. "A", 2011)



BUILDING ENVELOPE

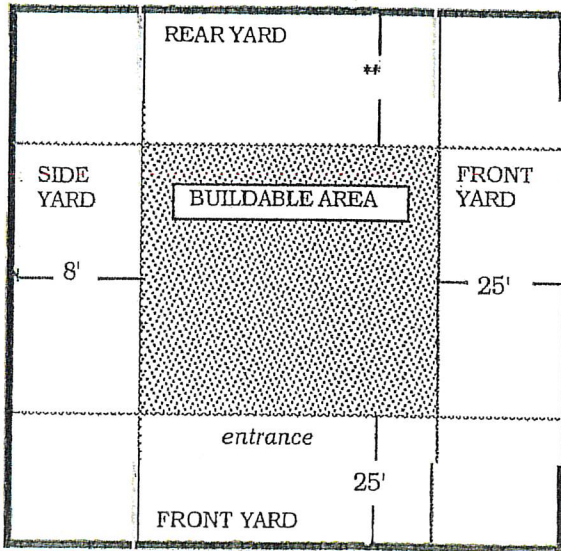
CONFORMING LOTS OF RECORD



INTERIOR LOT

Principal Building	
Front Yard	25'
Side Yard	8'
** Rear Yard	15'
Accessory Building	
Front Yard	25'
Side Yard	4'
** Rear Yard	
with alley	4'
without alley	4'

Garage see page 6-1 of Zoning Regulations



CORNER LOT

Principal Building	
Front Yard	25'
Side Yard	8'
** Rear Yard	15'
(opposite entrance)	
Accessory Building	
Front Yard	25'
Side Yard	4'
** Rear Yard	
with alley	4'
without alley	4'

Garage see page 6-1 of Zoning Regulations

For non conforming lots of record or non conforming structures of record see page 5-20

ADA Wheelchair Ramp Code, ADA Guidelines & ADA Compliant

The Americans with Disabilities Act (ADA Guidelines)



ADA Handicapped Approved

The Americans with Disabilities Act (ADA) provides handicap wheelchair ramp specifications, codes, and handicap access guidelines that most businesses are required to meet. Most residential applications (please see our residential or light duty commercial [Pathway ADA wheelchair ramps](#)) do not need to meet ADA code and ADA guidelines, but they are a good reference point for recommended handicap ramp slope and length. Most businesses, churches, schools and other organizations must be in compliance with ADA ramp specifications and ADA requirements for handicapped wheelchair ramp access. Contact your local building inspector for additional ADA compliant ramp information and handicap ramp specs. This guideline is our interpretation. All our ramps are proudly made in the USA.

- ADA Ramp Specifications Require a 1:12 ramp slope ratio which equals 4.8 degrees slope or one foot of wheelchair ramp for each inch of rise. For instance, a 30-inch rise requires a 30-foot handicap wheelchair ramp.
- ADA Guidelines Require a Minimum 5' x 5' Flat, unobstructed area at the top and bottom of the ramp.
- ADA Standards Require wheelchair ramps to have a minimum width of 36 inches of clear space across the wheelchair ramp. Massachusetts and California ADA code now require 48 inches ramp width to be an ADA compliant ramp.
- ADA Code Compliance Require a Minimum Turn Platform size of 5' x 5'. California ADA ramp code now requires a minimum 6-foot (in the direction of travel) platform size.
- ADA Guidelines for Wheelchair Ramps allow a Maximum run of 30 feet of wheelchair ramp before a rest or turn platform.
- ADA Ramp Guidelines Require ADA Ramp handrails that are between 34" and 38" in height on both sides of the wheelchair ramps.