

**PROPOSED ZONING ORDINANCE AMENDMENT NO. 73
for Planning Commission Public Hearing 01/03/2017**

Goal: Apply standard formatting, readopt, reorganize, review standards.

FINAL APPEARANCE

7.00

**ARTICLE VII
MULTIPLE RESIDENTIAL R2 & R3**

RESIDENTIAL R2

7.01 INTENT:

It is the intent of the Residential District R2 to provide a dedicated space for residential structures, specifically, single and two-family dwellings, and accessory structures incidental thereto.

7.02 GENERAL STANDARDS

- A. All structures and uses permitted within this zoning district shall conform with the entirety of this ordinance except those structures, land uses, which predate the effective date of this ordinance or any portion thereof, or its subsequent amendments.
- B. All properties and uses shall conform to Article 15, Sanitation.
- C. All Special Uses shall be subject to Article 25, Site Plan Review.

7.10 PERMITTED USES

Permitted Uses include the following:

- A. All uses permitted and as regulated in Residential District R1.
- B. Two-family dwellings either attached or detached structures.
- C. Farming of all types subject to the requirements of Article 37, Supplementary Provisions.
- D. Libraries

7.11 USES PERMITTED BY SPECIAL USE PERMIT.

The following additional uses may be permitted subject to review and approval of the Planning Commission in accordance with procedures of Article 25. Any use including the following shall require a Special Use Permit:

- A. All Special Uses permitted and as regulated in Residential District R-1.
- B. Subdivisions, condominiums, and Planned Unit Developments, including a mixture of dwelling unit types and sizes, including townhouses, apartments, single, and two-family dwellings.
- C. Residential Care Facilities, Convalescent or Nursing homes.
- D. Any other use would be by special use permit as approved by the Planning Commission.

PROPOSED ZONING ORDINANCE AMENDMENT NO. 73
for Planning Commission Public Hearing 01/03/2017

7.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.

7.13 SUPPLEMENTARY STANDARDS - Reserved for Future Use

7.50 MULTI-FAMILY DWELLING RESIDENTIAL R3

7.51 INTENT:

It is the intent of the Residential District R33 to provide a dedicated space for residential structures,
specifically, multi-family dwellings, townhouse, apartments, and other compatible uses.

7.52 GENERAL STANDARDS

- A. All structures and uses permitted within this zoning district shall conform with the entirety of this ordinance except those structures, land uses, which predate the effective date of this ordinance or any portion thereof, or its subsequent amendments.
- B. All properties and uses shall conform to Article 15, Sanitation.
- C. All Special Uses shall be subject to Article 25, Site Plan Review.

7.60 PERMITTED USES

Permitted Uses include the following:

- A. All uses permitted and as regulated in Residential District R1 and R2.

7.61 USES PERMITTED BY SPECIAL USE PERMIT.

The following additional uses may be permitted subject to review and approval of the Planning Commission in accordance with procedures of Article 25. Any use including the following shall require a Special Use Permit:

- A. All Special Uses permitted and as regulated in Residential District R1 and R2.
- B. Multi-family dwellings such as townhouses and apartments.
- C. Any other use would be by special use permit as approved by the Planning Commission.

7.62 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.

7.63 SUPPLEMENTARY STANDARDS - Reserved for Future Use

**PROPOSED ZONING ORDINANCE AMENDMENT NO. 73
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EXISTING - Red Line Copy

7.00

**ARTICLE VII
MULTIPLE RESIDENTIAL R2 & R3**

RESIDENTIAL R2

7.01 INTENT:

It is the intent of the Residential District R2 to provide a dedicated space for residential structures, specifically, single and two-family dwellings, and accessory structures incidental thereto.

7.02 GENERAL STANDARDS

- A. All structures and uses permitted within this zoning district shall conform with the entirety of this ordinance except those structures, land uses, which predate the effective date of this ordinance or any portion thereof, or its subsequent amendments.
- B. All properties and uses shall conform to Article 15, Sanitation.
- C. All Special Uses shall be subject to Article 25, Site Plan Review.

7.10 PERMITTED USES ~~USES PERMITTED, R-2~~

Permitted Uses include the following: (commercial wording)

- A. All uses permitted and as regulated in Residential District R1.
- B. Two-family dwellings either attached or detached structures.
- ~~C. Home occupations carried on in a family dwelling provided that there be no external evidence of such occupation excepting a name plate not more than four (4) square feet in area, without illumination and of a character in keeping with the neighborhood and provided, further, that said occupation does not require nor effect any change in the external character of the building.~~
- ~~D. Churches provided that off-street parking shall be provided to the extent of an area equal to the area of the building.~~
- ~~E. Schools provided that off-street parking shall be provided to the extent of an area equal to the area of the building.~~
- F C. Farming of all types subject to the requirements of Article 37, Supplementary Provisions, provided that the keeping of livestock and poultry shall comply with the requirements set forth in Section 6.10 F.
- D. Libraries

PROPOSED ZONING ORDINANCE AMENDMENT NO. 73
for Planning Commission Public Hearing 01/03/2017

7.11 USES PERMITTED BY SPECIAL USE PERMIT

The following additional uses may be permitted subject to review and approval of the Planning Commission in accordance with procedures of Article 25. Any use including the following shall require a Special Use Permit: (commercial wording)

- A. All Special Uses permitted and as regulated in Residential District R-1. (Reworded)
- B. Subdivisions, condominiums, and Planned Unit Developments, including a mixture of dwelling unit types and sizes, including townhouses, apartments, single, and two-family dwellings.
- C. Residential Care Facilities, Convalescent or Nursing homes.
- D. Any other use would be by special use permit as approved by the Planning Commission.

(Copied from 7.12 G)

7.12 ~~7.11~~ BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.

7.13 SUPPLEMENTARY STANDARDS – Reserved for Future Use

7.50 MULTI-FAMILY DWELLING RESIDENTIAL R3

7.51 INTENT:

It is the intent of the Residential District R33 to provide a dedicated space for residential structures, specifically multi-family dwellings, townhouse, apartments, and other compatible uses.

7.52 GENERAL STANDARDS

- A. All structures and uses permitted within this zoning district shall conform with the entirety of this ordinance except those structures, land uses, which predate the effective date of this ordinance or any portion thereof, or its subsequent amendments.
- B. All properties and uses shall conform to Article 15, Sanitation.
- C. All Special Uses shall be subject to Article 25, Site Plan Review.

7.60 PERMITTED USES ~~7.12 USES PERMITTED R-3~~

Permitted Uses include the following: (commercial wording)

- A. All uses permitted and as regulated in Residential Districts R1 and in residential District R2.
- ~~B. Multi-family dwellings~~
- ~~C. Home occupations carried on in a family dwelling provided that there be no external evidence of such occupation excepting a name plate not more than four (4) square feet in~~

PROPOSED ZONING ORDINANCE AMENDMENT NO. 73 for Planning Commission Public Hearing 01/03/2017

~~area, without illumination and of a character in keeping with the neighborhood and provided, further, that said occupation does not require nor effect any change in the external character of the building.~~

~~D. Churches provided that off street parking shall be provided to the extent of an area equal to the area of the building.~~

~~E. Schools provided that off street parking shall be provided to the extent of an area equal to the area of the building.~~

~~F. Farming of all types, provided that the keeping of livestock and poultry shall comply with the requirements set forth in Section 6.10 F.~~

~~G. Any other use would be by special use permit as approved by the Planning Commission.~~

7.61 USES PERMITTED BY SPECIAL USE PERMIT.

The following additional uses may be permitted subject to review and approval of the Planning Commission in accordance with procedures of Article 25. Any use including the following shall require a Special Use Permit: (commercial wording)

A. All Special Uses permitted and as regulated in Residential District R1 and R2.

B. Multi-family dwellings such as townhouses and apartments

C. ~~7.12-G.~~ Any other use would be by special use permit as approved by the Planning Commission.

7.62 ~~7.13~~ BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.

7.63 SUPPLEMENTARY STANDARDS – Reserved for Future Use

EXISTING

7.00

ARTICLE VII MULTIPLE RESIDENTIAL R-2 & R-3

RESIDENTIAL R-2

7.10 USES PERMITTED. R-2

PROPOSED ZONING ORDINANCE AMENDMENT NO. 73 for Planning Commission Public Hearing 01/03/2017

No building or structure or any part thereof shall be erected, altered or used, or land or premises used, in whole or in part in Residential District R-2 for other than one or more of the following specified uses, viz:

- A. All uses permitted and as regulated in Residential District R-1.
- B. Two family dwellings.
- C. Home occupations carried on in a family dwelling provided that there be no external evidence of such occupation excepting a name plate not more than four (4) square feet in area, without illumination and of a character in keeping with the neighborhood and provided, further, that said occupation does not require nor effect any change in the external character of the building.
- D. Churches provided that off-street parking shall be provided to the extent of an area equal to the area of the building.
- E. Schools provided that off-street parking shall be provided to the extent of an area equal to the area of the building.
- F. Farming of all types, provided that the keeping of livestock and poultry shall comply with the requirements set forth in Section 6.10 F.

7.11 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.

RESIDENTIAL R-3

7.12 USES PERMITTED R-3

No building or structure or any part thereof shall be erected, altered or used, or land, or premises used, in whole or in part in Residential District R-3 for other than one or more of the following specified uses, viz:

- A. All uses permitted and as regulated in Residential District R-1 and in Residential District R-2.
- B. Multiple dwellings.
- C. Home occupations carried on in a family dwelling provided that there be no external evidence of such occupation excepting a name plate not more than four (4) square feet in area, without illumination and of a character in keeping with the neighborhood and provided, further, that said occupation does not require nor effect any change in the external character of the building.
- D. Churches provided that off-street parking shall be provided to the extent of an area equal to the area of the building.
- E. Schools provided that off-street parking shall be provided to the extent of an area equal to the area of the building.

**PROPOSED ZONING ORDINANCE AMENDMENT NO. 73
for Planning Commission Public Hearing 01/03/2017**

- F.** Farming of all types, provided that the keeping of livestock and poultry shall comply with the requirements set forth in Section 6.10 F.
- G.** Any other use would be by special use permit as approved by the Planning Commission.

7.13 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.