

Article 5 | Residential Zoning Districts

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Sec. 5.1 R-E, Single-Family Residential Estate District

5.1.1 Description

The R-E, Single Family Residential Estate District is primarily intended to accommodate single-family detached dwelling units at a density of no more than one (1) dwelling unit three (3) acres. The low-density, large lot development patterns promoted by the R-E District are intended to help preserve the character of existing estate residential areas and help ensure conservation of environmental features, such as woodlands, stream corridors, steep slopes and ridge lines. The R-E District is also intended to serve as an interim or “holding” zoning designation for newly annexed lands, pending the availability of urban services and/or the completion of town land use and zoning studies leading to other recommended zoning classifications.

5.1.2 Use Regulations

Uses are allowed in the R-E District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all districts, see the Use Table in Sec. 9.2.

R-E Uses			
Use		Use Standards	Definition
Agricultural Uses			
Farming	P		Sec. 18.1.63
Nursery	P		Sec. 18.1.119
Commercial Uses			
Bed and Breakfast Inn	S		Sec. 18.1.16
Child Care Center	S		Sec. 18.1.29
Country Club	P		Sec. 18.1.40
Emergency Care Facility	S		Sec. 18.1.58
Golf Course	P		Sec. 18.1.72
Golf Driving Range	S		Sec. 18.1.71
Home Occupation	P		Sec. 18.1.80
Kennel	S	Sec. 9.3.12	Sec. 18.1.88
Nursery	S		Sec. 18.1.119
Recreation Facility	S	Sec. 9.3.21	Sec. 18.156
Stable	P		Sec. 18.1.176
Telecommunications Facility: Power Mount Facilities on Existing Electric Transmission Towers	S	Sec. 9.3.26.A&C	Sec. 18.1.14
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3
Temporary Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	Sec. 18.1.36.3
Veterinary hospital	S	Sec. 9.3.30	Sec. 18.1.198
Institutional and Community Service Uses			
Cemetery	S		Sec. 18.1.28
Club	S		Sec. 18.1.30

R-E Uses			
Fire and/or Rescue Facility	P		Sec. 18.1.64
Golf Course	P		Sec. 18.1.72
Library	P		Sec. 18.1.89
Nursing Home	S	Sec. 9.3.17	Sec. 18.1.120
Park, Public	P		
Place of Worship	S		Sec. 18.1.141
Recreation Facility	P	Sec. 9.3.21	Sec. 18.1.156
School, General Education	S		Sec. 18.1.162
School, Public	P		Sec. 18.1.163
U.S. Postal Service	S		Sec. 18.1.147
Residential Uses			
Accessory Dwelling Unit	S	Sec. 9.4.1	Sec. 18.1.5
Group Home	P		Sec. 18.1.74
Single-family Detached Dwelling	P		Sec. 18.1.171

5.1.3 Density/Intensity and Dimensional Standards

All development in the R-E District shall be subject to the following standards (See also [Article 10](#)):

R-E District Standards	
A. Minimum Lot Area (acres)	
All Development	3
B. Minimum Lot Width (feet)	
Interior Lot	200
Corner Lot	225
C. Minimum Yards/Setbacks (feet)	
Front	30
Side	20
Rear	30
D. Maximum Building Height (feet)	
All Development	35 ^[1]

[1] Maximum height for a place of worship may exceed 35 feet when allowed by a special exception approved by the Town Council in accordance with the procedures of Sec. 3.4 Special Exceptions.

Sec. 5.2 R-1, Single-Family Residential District

5.2.1 Description

The R-1, Single-Family Residential District is primarily intended to accommodate single-family detached dwelling units at densities of no more than one (1) dwelling unit per acre. The district is appropriate for application in areas designated in the Town Plan for “Low Density Residential” development. The low-density development patterns promoted by the R-1 District are intended to help ensure conservation of environmental features, such as woodlands, steep slopes and ridge lines.

5.2.2 Use Regulations

Uses are allowed in the R-1 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2. Developments that are subject to Section 3.17, Affordable Dwelling Unit (ADU) developments, shall also be subject to the requirements of Section 5.10.

R-1 Uses			
Use		Use Standards	Definition
Commercial Uses			
Bed and Breakfast Inn	S		Sec. 18.1.16
Child Care Center	S		Sec. 18.1.29
Country Club	P		Sec. 18.1.40
Golf Course	P		Sec. 18.1.72
Home Occupation	P		Sec. 18.1.80
Recreation Facility	S	Sec. 9.3.21	Sec. 18.1.156
Telecommunications Facility: Power Mount Facilities on Existing Electric Transmission Towers	S	Sec. 9.3.26.A&C	Sec. 18.1.14
Telecommunications Facility: Small Cells and/or Distribution Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3
Temporary Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	
Institutional and Community Service Uses			
Cemetery	S		Sec. 18.1.28
Fire and/or Rescue Facility	P		Sec. 18.1.64
Golf Course	P		Sec. 18.1.72
Library	P		Sec. 18.1.89
Nursing Home	S	Sec. 9.3.17	Sec. 18.1.120
Park, Dog	S	Sec. 9.3.7	Sec. 18.1.44
Park, Public	P		
Place of Worship	S		Sec. 18.1.141
Recreation Facility	P	Sec. 9.3.21	Sec. 18.1.156
School, General Education	S		Sec. 18.1.162
School, Public	P		Sec. 18.1.163
U.S. Postal Service	S		Sec. 18.1.147
Residential Uses			
Accessory Dwelling Unit	S	Sec. 9.4.1	Sec. 18.1.5
Group Home	P		Sec. 18.1.74
Single-Family Detached Dwelling	P		Sec. 18.1.171
Utility Uses			
Public Utility, Major	S	Sec. 9.3.31	Sec. 18.1.153
Public Utility, Minor	P	Sec. 9.3.31	Sec. 18.1.154

5.2.3 Density/Intensity and Dimensional Standards

All development in the R-1 District shall be subject to the following standards (See also [Article 10](#)):

R-1 District Standards	
A. Minimum Lot Area (acres)	
All Development	1(per unit)
B. Minimum Lot Width (feet)	
Interior Lot	100
Corner Lot	125
C. Minimum Yards/Setbacks (feet)	
Front	30
Side	20
Rear	30
D. Maximum Building Height (feet)	
All Development	35[1]

[1] Maximum height for a place of worship may exceed 35 feet when allowed by a special exception approved by the Town Council in accordance with the procedures of Sec. 3.4 Special Exceptions.

Sec. 5.3 R-2 Single-Family Residential District

5.3.1 Description

The R-2, Single-Family Residential District is primarily intended to accommodate single-family detached dwelling units at densities of no more than two (2) dwelling units per acre. The district is generally appropriate for application in areas designated in the Town Plan for “Low Density Residential” development.

5.3.2 Use Regulations

Uses are allowed in the R-2 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2. Developments that are subject to Section 3.17, Affordable Dwelling Unit (ADU) developments, shall also be subject to the requirements of Section 5.10.

R-2 Uses			
Use		Use Standards	Definition
Commercial Uses			
Bed and Breakfast Inn	S		Sec. 18.1.16
Child Care Center	S		Sec. 18.1.29
Home Occupation	P		Sec. 18.1.80
Recreation Facility	S	Sec. 9.3.21	Sec. 18.1.156

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R-2 Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.36.3
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	
Institutional and Community Service Uses			
Cemetery	S		Sec. 18.1.28
Fire and/or Rescue Facility	P		Sec. 18.1.64
Library	P		Sec. 18.1.89
Park, Public	P		
Place of Worship	S		Sec. 18.1.141
Recreation Facility	P	Sec. 9.3.21	Sec. 18.1.156
School, General Education	S		Sec. 18.1.162
School, Public	P		Sec. 18.1.163
U.S. Postal Service	S		Sec. 18.1.147
Residential Uses			
Accessory Dwelling Unit	S	Sec. 9.4.1	Sec. 18.1.5
Cluster Development	P	Sec. 10.3.1	Sec. 18.1.31
Group Home	P		Sec. 18.1.74
Single-family Detached Dwelling	P		Sec. 18.1.171
Utility Uses			
Public Utility, Major	S	Sec. 9.3.31	Sec. 18.1.153
Public Utility, Minor	P	Sec. 9.3.31	Sec. 18.1.154

5.3.3 Density/Intensity and Dimensional Standards

All development in the R-2 District shall be subject to the following standards (See also [Article 10](#)):

R-2 District Standards	
A. Minimum Lot Area (square feet)	
All Development	20,000 (per unit)
B. Minimum Lot Width (feet)	
Interior Lot	90
Corner Lot	110
C. Minimum Yards/Setbacks (feet)	
Front	25
Side	15
Rear	25
D. Maximum Building Height (feet)	
All Development	35 ^[1]

[1] Maximum height for a place of worship may exceed 35 feet when allowed by a special exception approved by the Town Council in accordance with the procedures of Sec. 3.4 Special Exceptions.

Sec. 5.4 R-4, Single-Family Residential District

5.4.1 Description

The R-4, Single-Family Residential District is primarily intended to accommodate single-family detached dwelling units at densities of no more than four (4) dwelling units per acre. The district is generally appropriate for application in areas designated in the Town Plan for “Low Density Residential” development. The low density development patterns promoted by the R-4 District are intended to promote the efficient use of land by encouraging the provision and conservation of open space through cluster development. Cluster development allows a reduction in lot area, yard (setback) and bulk requirements, provided maximum density allowed by the underlying zoning district is not exceeded. Residential cluster developments must preserve the integrity of their sites by protecting and promoting the preservation of steep slopes, stream valleys, desirable vegetation, and other natural features.

5.4.2 Use Regulations

Uses are allowed in the R-4 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2. Developments that are subject to Section 3.17, Affordable Dwelling Unit (ADU) developments, shall also be subject to the requirements of Section 5.10.

R-4 Uses			
Use		Use Standards	Definition
Commercial Uses			
Child Care Center	S		Sec. 18.1.29
Home Occupation	P		Sec. 18.1.80
Telecommunications Facility: Power Mount Facilities on Existing Electric Transmission Towers	S	Sec. 9.3.26.A&C	Sec. 18.1.14
Telecommunications Facility: Small Cells and/or Distribution Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	
Institutional and Community Service Uses			
Assisted Living Residence	S	Sec. 9.3.1	Sec. 18.1.12
Cemetery	S		Sec. 18.1.28
Fire and/or Rescue Facility	S		Sec. 18.1.64
Library	S		Sec. 18.1.89
Park, Public	P		
Place of Worship	S		Sec. 18.1.141
Recreation Facility	S	Sec. 9.3.21	Sec. 18.1.156
School, General Education	S		Sec. 18.1.162
School, Public	S		Sec. 18.1.163

R-4 Uses			
Residential Uses			
Cluster Development	P	Sec. 10.3.1	Sec. 18.1.31
Extended Family Residence	P/S	Sec. 9.3.11	Sec. 18.1.60
Group Home	P		Sec. 18.1.74
Single-Family Detached Dwelling	P		Sec. 18.1.171
Utility Uses			
Public Utility, Major	S	Sec. 9.3.31	Sec. 18.1.153
Public Utility, Minor	P	Sec. 9.3.31	Sec. 18.1.154

5.4.3 Density/Intensity and Dimensional Standards

All development in the R-4 District shall be subject to the following standards (See also [Article 10](#)):

R-4 District Standards	
A. Minimum Lot Area (square feet)	
All Development	10,000per unit
B. Minimum Lot Width (feet)	
Interior Lot	75
Corner Lot	90
C. Minimum Yards/Setbacks (feet)	
Front: Principal Building	15
Front: Garage Entrance	20
Side	10
Rear	20
D. Maximum Building Height (feet)	
All Development	35[1]

[1] Maximum height for a place of worship may exceed 35 feet when allowed by a special exception approved by the Town Council in accordance with the procedures of Sec. 3.4 exceptions.

Sec. 5.5 R-6, Moderate Density Residential District

5.5.1 Description

The R-6, Moderate Density Residential District is primarily intended to accommodate single-family and duplex residential development at a density of no more than six (6) single-family detached dwelling units per acre. The district is generally appropriate for application in areas designated in the Town Plan for “Medium Density Residential” development. The moderate density development patterns promoted by the R-6 District are intended to promote efficient use of land by encouraging the provision and conservation of open space through cluster development. Cluster development allows a reduction in lot area, yard (setback) and bulk requirements, provided maximum density allowed by the underlying zoning district is not exceeded. Residential cluster developments must preserve the integrity of their sites by protecting and promoting the preservation of steep slopes, stream valleys, desirable vegetation, and other natural features.

5.5.2 Use Regulations

Uses are allowed in the R-6 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2. Developments that are subject to Section 3.17, Affordable Dwelling Unit (ADU) developments, shall also be subject to the requirements of Section 5.10.

R-6 Uses			
Use		Use Standards	Definition
Commercial Uses			
Child Care Center	S		Sec. 18.1.29
Home Occupation	P		Sec. 18.1.80
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	
Institutional and Community Service Uses			
Assisted Living Residence	S	Sec. 9.3.1	Sec. 18.1.12
Cemetery	S		Sec. 18.1.28
Club	S		Sec. 18.1.30
Fire and/or Rescue Facility	S		Sec. 18.1.64
Library	S		Sec. 18.1.89
Park, Public	P		
Place of Worship	S		Sec. 18.1.141
Recreation Facility	S	Sec. 9.3.21	Sec. 18.1.156
School, General Education	S		Sec. 18.1.162
School, Public	S		Sec. 18.1.163
Residential Uses			
Cluster Development	P	Sec. 10.3.1	Sec. 18.1.31
Duplex	P		Sec. 18.1.49, Sec. 18.1.50
Extended Family Residence	P/S	Sec. 9.3.11	Sec. 18.1.60
Group Home	P		Sec. 18.1.74
Single-Family Detached Dwelling	P		Sec. 18.1.171
Utility Uses			
Public Utility, Major	S	Sec. 9.3.31	Sec. 18.1.153
Public Utility, Minor	P	Sec. 9.3.31	Sec. 18.1.154

5.5.3 Density/Intensity and Dimensional Standards

All development in the R-6 District shall be subject to the following standards (See also [Article 10](#)):

R-6 District Standards	
A. Minimum Lot Area (square feet)	
Single-Family Detached	6,500
Duplex, Vertical	5,000
Duplex Horizontal	10,000
All Other Development	8,000
B. Minimum Lot Width (feet)	
Interior Lot	75 [2]
Corner Lot	90 [2]
C. Minimum Yards/Setbacks (feet)	
Front: Principal Building	15
Front: Garage Entrance	20
Side	10
Rear	20
D. Maximum Building Height (feet)	
All Development	35[1]

[1] Maximum height for a place of worship may exceed 35 feet when allowed by a special exception approved by the Town Council in accordance with the procedures of Sec. 3.4 Special Exceptions.

[2] Duplex Lot Width (feet):

	Vertical Structure	Horizontal Structure
Interior Lot	37.5	75
Corner Lot	45	90

Sec. 5.6 R-HD, Historic Residential District

5.6.1 Description

The R-HD, Historic Residential District is primarily intended to accommodate residential development that is compatible with and preserves the character of the Old and Historic (H-1 Overlay) District. The district is generally appropriate for application in areas designated as historic residential areas in the “Downtown” land use category in the Town Plan.

5.6.2 Use Regulations

Uses are allowed in the R-HD District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

R-HD Uses			
Use		Use Standards	Definition
Commercial Uses			
Bed and Breakfast Inn	S		Sec. 18.1.16
Child Care Center	S		Sec. 18.1.29
Home Occupation	P		Sec. 18.1.80

R-HD Uses			
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	
Institutional and Community Service Uses			
Assisted Living Residence	S	Sec. 9.3.1	Sec. 18.1.12
Cemetery	S		Sec. 18.1.28
Fire and/or Rescue Facility	S		Sec. 18.1.64
Library	S		Sec. 18.1.89
Park, Public	P		
Place of Worship	S		Sec. 18.1.141
Recreation Facility	S	Sec. 9.3.21	Sec. 18.1.156
Residential Uses			
Accessory Dwelling Unit	S	Sec. 9.4.1	Sec. 18.1.5
Duplex	P		Sec. 18.1.49, Sec. 18.1.50
Group Home	P		Sec. 18.1.74
Single-family Detached Dwelling	P		Sec. 18.1.171
Utility Uses			
Public Utility, Minor	P	Sec. 9.3.31	Sec. 18.1.154

5.6.3 Density/Intensity and Dimensional Standards

All development in the R-HD District shall be subject to the following standards (See [Article 10](#)):

R-HD District Standards	
A. Minimum Lot Area (square feet)	
Single-Family Detached	4,000
Duplex, Vertical	3,000
Duplex Horizontal	6,000
All Other Development	8,000
B. Minimum Lot Width (feet)	
Single-Family Detached	40
Duplex, Vertical	30
Duplex, Horizontal	60
All Other Development	20
C. Minimum Yards/Setbacks (feet)	
Front	[1]
Side	5
Rear	30
D. Maximum Building Height	
All Development	35

[1] Minimum Front Setback: 1 foot; Maximum front setback: 20 feet. Actual setback determined in accordance with Sec. 10.4.5.D.

Sec. 5.7 R-8, Medium-Density Attached Residential District

5.7.1 Description

The R-8, Medium-Density Attached Residential District is primarily intended to accommodate single-family attached, single-family detached and duplex development. The district is generally appropriate for application in areas designated in the Town Plan for “Medium Density Residential” land use category.

5.7.2 Use Regulations

Uses are allowed in the R-8 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2. Developments that are subject to Section 3.17, Affordable Dwelling Unit (ADU) developments, shall also be subject to the requirements of Section 5.10.

R-8 Uses			
Use		Use Standards	Definition
Commercial Uses			
Home Occupation	P		Sec. 18.1.80
Recreation Facility	S	Sec. 9.3.21	Sec. 18.1.156
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	
Institutional and Community Service Uses			
Assisted living residence	S	Sec. 9.3.1	Sec. 18.1.12
Cemetery	S		Sec. 18.1.28
Fire and/or rescue facility	S		Sec. 18.1.64
Library	S		Sec. 18.1.89
Park, public	P		
Place of worship	S		Sec. 18.1.141
Recreation facility	S	Sec. 9.3.21	Sec. 18.1.156
School, general education	S		Sec. 18.1.162
School, public	S		Sec. 18.1.163
Residential Uses			
Cluster development	P	Sec. 10.3.1	Sec. 18.1.31
Duplex	P		Sec. 18.1.49, Sec. 18.1.50
Extended Family Residence	P/S	Sec. 9.3.11	Sec. 18.1.60
Group home	P		Sec. 18.1.74
Single-family attached (townhouse)	P	Sec. 9.3.25	Sec. 18.1.172
Single-family detached dwelling	P		Sec. 18.1.172
Utility Uses			
Public utility, major	S	Sec. 9.3.31	Sec. 18.1.153

R-8 Uses			
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154

5.7.3 Density/Intensity and Dimensional Standards

All development in the R-8 District shall be subject to the following standards (See also [Article 10](#)):

R-8 District Standards	
A. Minimum Lot Area (square feet)	
Single-Family Detached	6,500
Single-Family Attached (Interior Lots)	2,000
Single-Family Attached (Corner and End Lots)	3,000
Duplex, Vertical	5,000
Duplex Horizontal	10,000
All Other Development	8,000
B. Minimum Lot Width (feet)	
Single-Family Detached	75
Single-Family Attached (Interior Lots)	20
Single-Family Attached (Corner and End Lots)	30
Duplex, Vertical (Interior Lots)	37.5
Duplex, Vertical (Corner and End Lots)	45
Duplex, Horizontal (Interior Lots)	75
Duplex, Horizontal (Corner and End Lots)	90
All Other Development	20
C. Minimum Yards/Setbacks (feet)	
Front: Principal Building	15
Front: Garage Entrance	20
Side	10 ^[1]
Rear	20
D. Maximum Building Height (feet)	
All Development	35 ^[2]

- [1] Side yard setback shall be 0 feet for an interior townhouse lot.
- [2] Maximum height for a place of worship may exceed 35 feet when allowed by a special exception approved by the Town Council in accordance with the procedures of Sec. 3.4 Special Exceptions.

5.7.4 Additional Standards

A minimum of twenty-five (25) percent of gross site acreage shall be maintained as open space.

Sec. 5.8 R-16, Planned Housing Development District

5.8.1 Description

The R-16, Planned Housing Development District is intended solely to accommodate development permitted in the Town’s previous “PDH-30, Planned Development Housing District” and to allow reasonable development of lands within the R-16 District. It is not intended to be available for future rezonings, nor as a means of expanding the boundaries of existing R-16 Districts.

5.8.2 Use Regulations

Uses are allowed in the R-16 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2. Developments that are subject to Section 3.17, Affordable Dwelling Unit (ADU) developments, shall also be subject to the requirements of Section 5.10.

R-16 Uses			
Use		Use Standards	Definition
Commercial Uses			
Child Care Center	S		Sec. 18.1.29
Home Occupation	P		Sec. 18.1.80
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	
Institutional and Community Service Uses			
Assisted Living Residence	S	Sec. 9.3.1	Sec. 18.1.12
Fire and/or Rescue Facility	S		Sec. 18.1.64
Library	S		Sec. 18.1.89
Nursing Home	S	Sec. 9.3.17	Sec. 18.1.120
Park, Public	P		
Place of Worship	S		Sec. 18.1.141
Recreation Facility	S	Sec. 9.3.21	Sec. 18.1.156
School, General Education	S		Sec. 18.1.162
School, Public	S		Sec. 18.1.163
Residential Uses			
Group Home	P		Sec. 18.1.74
Multiple-Family	P	Sec. 9.3.15	Sec. 18.1.110
Single-Family Attached (townhouse)	P	Sec. 9.3.25	Sec. 18.1.172
Utility Uses			
Public Utility, Major	S	Sec. 9.3.31	Sec. 18.1.153
Public Utility, Minor	P	Sec. 9.3.31	Sec. 18.1.154

5.8.3 Density/Intensity and Dimensional Standards

All development in the R-16 District shall be subject to the following standards (See also [Article 10](#)):

R-16 District Standards	
A. Minimum Lot Area (square feet)	
Single-Family Attached	1,400
Multi-Family	10,000
All Other Development	8,000

R-16 District Standards	
B. Minimum Lot Width (feet)	
Single-Family Attached (Interior Lots)	18
Single-Family Attached (Corner and End Lots)	28
Multi-Family	100
All Other Development	75
C. Maximum Density (units per acre)	
Multi-Family	16
Single-Family Attached	10
Overall [1]	12
D. Minimum Yards/Setbacks (feet)	
Multi-Family	
Front	30
Side	30
Rear	30
Single-Family Attached	
Front	10
Side (end units)	10
Rear	20
E. Maximum Building Height (feet)	
All Development	35[2]
F. Minimum Zoning District Area (acres)	
	5

- [1] Maximum overall density for projects containing a mix of multifamily and townhouse dwelling units.
- [2] Maximum height for a place of worship may exceed 35 feet when allowed by a special exception approved by the Town Council in accordance with the procedures of Sec. 3.4 Special Exceptions.

Sec. 5.9 R-22, Multi-Family Residential District

5.9.1 Description

The R-22, Multi-Family Residential District is primarily intended to accommodate multi-family and other forms of residential development.

5.9.2 Use Regulations

Uses are allowed in the R-22 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2. Developments that are subject to Section 3.17, Affordable Dwelling Unit (ADU) developments, shall also be subject to the requirements of Section 5.10.

R-22 Uses			
Use		Use Standards	Definition
Commercial Uses			
Child Care Center	S		Sec. 18.1.29
Home Occupation	P		Sec. 18.1.80
Recreation Facility	S	Sec. 9.3.21	Sec. 18.1.156
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	
Institutional and Community Service Uses			
Assisted Living Residence	S	Sec. 9.3.1	Sec. 18.1.12
Fire and/or Rescue Facility	S		Sec. 18.1.64
Library	S		Sec. 18.1.89
Nursing Home	S	Sec. 9.3.17	Sec. 18.1.120
Park, Public	P		
Place of Worship	S		Sec. 18.141
Recreation Facility	S	Sec. 9.3.21	Sec. 18.1.156
School, General Education	S		Sec. 18.1.162
School, Public	S		Sec. 18.1.163
Residential Uses			
Group Home	P		Sec. 18.1.74
Single-Family Attached (townhouse)	P	Sec. 9.3.15	Sec. 18.1.172
Multiple-Family	P	Sec. 9.3.15	Sec. 18.1.110
Utility Uses			
Public Utility, Major	S	Sec. 9.3.31	Sec. 18.1.153
Public Utility, Minor	P	Sec. 9.3.31	Sec. 18.1.154

5.9.3 Density/Intensity and Dimensional Standards

All development in the R-22 District shall be subject to the following standards (See also [Article 10](#)):

R-22 District Standards	
A. Minimum Lot Area (square feet)	
Single-Family Attached	1000
All Development	None
B. Minimum Lot Width (feet)	
Single-Family Attached	14
All Other Development	100
C. Maximum Density (units per acre)	
Single-Family Attached	15
Multi-Family	22
Overall	18 (2)
D. Minimum Yards/Setbacks (feet)	
Single-Family Attached	
Front	1.5 (18 in.) [3]

R-22 District Standards	
Side	3
Rear	18
All Other Development	
Front	30
Side	30
Rear	30
E. Maximum Building Height (feet)	
Single-Family Attached	35
All Development	35/45 [1]

- [1] Adjacent to any residential use other than multifamily, the maximum building height shall be 35 feet for principal buildings, except that interior buildings may be 45 feet in height.
- [2] Maximum overall density for projects containing a mix of multifamily and townhouse dwelling units.
- [3] Parking shall not be permitted in the front yard of any townhouse lot; all townhouse front yards must abut common open space with a minimum of 10 feet common open space located between the front yard and any associated parking spaces. Parking located in front of townhouse rows must be parallel parking spaces.

Sec. 5.10 Residential Zoning District Regulations for the Provision of ADUs

5.10.1 Purpose.

The Affordable Dwelling Unit Program has been established to assist in the provision of housing to persons of moderate income by (a) promoting the development of a full range of housing choices, and (b) requiring the construction and continued existence of dwelling units which are affordable for purchase by households whose income is greater than thirty percent (30%) and less than seventy percent (70%) and affordable for rental by households whose income is greater than thirty percent (30%) and less than fifty percent (50%) of the median income for the Washington Primary Metropolitan Statistical Area (PMSA).

As part of the provision of ADUs, the following regulations apply to existing residential zoning districts when providing the requisite number of affordable units within a proposed development.

Notwithstanding any of the requirements of this Section, all other district regulations apply.

5.10.2 R-1 Single Family Residential District

- A. Purpose.** These regulations for the R-1 district are established to provide for affordable dwelling unit developments at a density not to exceed one and two-tenths (1.2) dwelling units per acre.
- B. Permitted Uses.** Affordable dwelling unit developments may consist of single family detached dwelling units.

- C. Lot and Building Requirements.** Unless otherwise provided for below, the lot, building, setback and access requirements for affordable dwelling unit developments shall be the same as those for other lots within the subject development in the R-1 district.
1. Lot Size: 36,300 square feet.
 2. Lot width
 - a. Single-Family Detached: Eighty (80) feet minimum
 - b. Single –Family Detached (Corner): One-hundred (100) feet minimum
 3. Yards
 - a. Front: Thirty (30) feet minimum
 - b. Side: Twenty (20) feet minimum
 - c. Rear: Thirty (30) feet minimum

5.10.3 R-2 Single-Family Residential District

- A. Purpose.** These regulations for the R-1 district are established to provide for affordable dwelling unit developments at a density not to exceed one and two-tenths (1.2) dwelling units per acre.
- B. Permitted Uses.** These regulations for the R-2 district are established to provide for affordable dwelling unit developments at a density not to exceed two and four-tenths (2.4) dwelling units per acre.
- C. Lot and Building Requirements.** Unless otherwise provided for below, the lot, building, setback and access requirements for affordable dwelling unit developments shall be the same as those for other lots within the subject development, whether traditional design or cluster, in the R-2 district.
1. Lot Size: 18,150 square feet
 2. Lot Width:
 - a. Single-Family Detached: Seventy-two (72) feet minimum
 - b. Single-Family Detached (Corner): Eighty-eight (88) feet
 3. Yards:
 - a. Front: Twenty-five (25) feet minimum
 - b. Side: Fifteen (15) feet minimum
 - c. Rear: Twenty-five (25) feet minimum

5.10.4 R-4 Single-Family Residential District

- A. Purpose.** These regulations for the R-4 district are established to provide for affordable dwelling unit developments at a density not to exceed four and eight-tenths (4.8) dwelling units per acre.
- B. Permitted Uses.** Affordable dwelling unit developments may consist of single family detached dwelling units.

- C. Lot and Building Requirements.** Unless otherwise provided for below, the lot, building, setback and access requirements for affordable dwelling unit developments shall be the same as those for other lots within the subject development in the R-4 district.
1. Lot Size: 9,075 square feet.
 2. Lot width
 - a. Single-Family Detached: Sixty (60) feet minimum
 - b. Single –Family Detached (Corner): Seventy-two (72) feet minimum
 3. Yards
 - a. Front (Principal Building): Fifteen (15)) feet minimum
 - b. Front (Garage Entrance): Twenty (20) feet minimum
 - c. Side: Ten (10) feet minimum
 - d. Rear: Twenty (20) feet minimum

5.10.5 R-6 Moderate Density Residential District

- A. Purpose.** These regulations for the R-6 district are established to provide for affordable dwelling unit developments at a density not to exceed seven and two-tenths (7.2) dwelling units per acre.
- B. Permitted Uses.** Affordable dwelling unit developments may consist of single family detached dwelling units and duplex dwelling units.
- C. Lot and Building Requirements.** Unless otherwise provided for below, the lot, building, setback and access requirements for affordable dwelling unit developments shall be the same as those for other lots within the subject development, whether traditional design or cluster, in the R-6 district.
1. Lot Size: 9,075 square feet.
 2. Lot width
 - a. Single-Family Detached: Sixty (60) feet minimum
 - b. Single –Family Detached (Corner): Seventy-two (72) feet minimum
 - c. Duplex, vertical: Thirty-seven and one-half (37.5) feet minimum
 - d. Duplex, vertical (Corner): Forty-five (45) feet minimum
 - e. Duplex, Horizontal: Sixty (60) feet minimum
 - f. Duplex, Horizontal (Corner): Seventy-two (72) feet minimum
 3. Yards
 - a. Front (Principal Building): Fifteen (15)) feet minimum
 - b. Front (Garage Entrance): Twenty (20) feet minimum
 - c. Side: Ten (10) feet minimum
 - d. Rear: Twenty (20) feet minimum

5.10.6 R-8 Medium Density Attached Residential District

- A. Purpose. These regulations for the R-8 district are established to provide for affordable dwelling unit developments at a density not to exceed nine and six-tenths (9.6) dwelling units per acre.
- B. Permitted Uses. Affordable dwelling unit developments may consist of single family detached, single-family attached and duplex dwelling units.
- C. Lot and Building Requirements. Unless otherwise provided for below, the lot, building, setback and access requirements for affordable dwelling unit developments shall be the same as those for other lots within the subject development, whether traditional design or cluster, in the R-8 district.
 - 1. Lot Size:
 - a. Single-Family Detached: 5,525 Square feet
 - b. Single-Family Attached (Corner and end lots): 2,550 square feet
 - c. Single-Family Attached (Interior lots): 1,700 square feet
 - 2. Lot width
 - a. Single-Family Detached: Sixty (60) feet minimum
 - b. Single –Family Detached (Corner): Seventy-two (72) feet minimum
 - c. Single-Family Attached (Corner and endr lots): Twenty-four (24) feet minimum
 - d. Single-Family Attached (Interior lots): Sixteen (16) feet minimum
 - e. Duplex, Vertical: Thirty-seven and one-half (37.5) feet minimum
 - f. Duplex, Vertical (Corner): Forty-five (45) feet minimum
 - g. Duplex, Horizontal: Seventy-five (75) feet minimum
 - h. Duplex, Horizontal (Corner): Ninty (90) feet minimum
 - 3. Yards
 - a. Front (Principal Building): Fifteen (15)) feet minimum
 - b. Front (Garage Entrance): Twenty (20) feet minimum
 - c. Side: Ten (10) feet minimum, Zero (0) feet for interior townhouse unit
 - d. Rear: Twenty (20) feet minimum

5.10.7 R-16 Planned Housing Development District

- A. These regulations for the R-16 district are established to provide for affordable dwelling unit developments at a density not to exceed 17.6 dwelling units per acre for multi family and 11 dwelling units per acre for single-family attached. Overall density for R-16 projects may not exceed 13.2 dwelling units per acre for projects containing a mix of multi-family and single-family attached dwelling units.
- B. Affordable dwelling unit developments may consist of single-family attached and multi-family dwelling units.

- C. Unless otherwise provided for below, the lot, building, setback and access requirements for affordable dwelling unit developments shall be the same as those for other lots within the subject development, whether traditional design or cluster, in the R-16 district.
 - 1. Lot Size: No minimum lot size
 - 2. Lot Width:
 - a. Single Family Attached (corner and end lots): 24 feet minimum
 - b. Single Family Attached (interior lots): 16 feet minimum.
 - c. Multi-family: 90 feet minimum.
 - 3. Yards:
 - a. Multi- Family
 - i. Front: 30 feet minimum
 - ii. Side: 30 feet minimum
 - iii. Rear: 30 feet minimum
 - b. Single- Family Attached
 - i. Front: 10 feet minimum
 - ii. Side (end units): 10 feet minimum
 - iii. Rear: 20 feet minimum

5.10.8 R-22 Multi-Family Residential District

- A. Purpose. These regulations for the R-22 district are established to provide for affordable dwelling unit developments at a density not to exceed 24.2 dwelling units per acre.
- B. Permitted Uses. Affordable dwelling unit developments may consist of multi-family dwelling units.
- C. Lot and Building Requirements. Unless otherwise provided for below, the lot, building, setback and access requirements for affordable dwelling unit developments shall be the same as those for other lots within the subject development in the R-22 district.
 - 1. Lot Size: No minimum requirement.
 - 2. Lot Width
 - a. Multi-family: 90 feet minimum.
 - 3. Yards
 - a. Multi- Family
 - i. Front: 30 feet minimum
 - ii. Side: 30 feet minimum
 - iii. Rear: 30 feet minimum