

**3.X. Residential Zoning District**

The Residential Zoning District includes areas currently developed primarily as residential neighborhoods and areas experiencing residential subdivision and construction in recent years. The District extends to land suited to such development due to physical site characteristics and proximity to town services, such as water and sewer, schools, fire protection, and other services. It also extends to additional areas in order to provide locations suited to mixed residential and commercial development on a limited scale, compatible with existing development and close to town services and utilities. The Residential Zoning District is a “locally-designated growth area.”

**A.** The following uses are permitted by right:

- 1. Open-space uses
- 2. Earth-moving less than 10 cubic yards
- 3. Signs

**B.** The following require a Codes Enforcement Officer permit:

- 1. Single-family dwelling, including mobile home
- 2. Two-family dwelling
- 3. Earth-moving greater than 10 cubic yards
- 4. Accessory structures
- 5. Timber harvesting or clearing of land
- 6. Home occupations
- 7. Uses similar to these uses

**C.** The following uses require a Conditional Use Permit from the Planning Board:

- 1. Agriculture or livestock keeping
- 2. Recreational facilities, such as parks and golf courses
- 3. Campgrounds
- 4. Multi-family dwelling
- 5. Public Buildings
- 6. Cemeteries
- 7. Low impact commercial uses
- 8. Mobile home parks
- 9. Uses similar to these uses

**D.** [reserved]

**E.** The dimensional requirements of the Zoning District are as follows:

- 1 a. Minimum lot size (sewered) 30,000 sq. ft.
- 1b. Minimum lot size (no sewer, public water) 40,000 sq. ft.
- 1 c. Minimum lot size (no sewer, private water) 80,000 sq. ft.
- 2. Minimum road frontage 100 feet
- 5. Minimum road setback 35 feet
- 6. Minimum sideline setback 10 feet
- 7. Minimum rearline setback 20 feet
- 8. Maximum building height 35 feet
- 9. Maximum impervious area 25%\*
- 10. Setbacks from public or private ways shall be measured from the edge of the right-of-way. [effective 7/5/95]

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\* Impervious area in excess of this standard shall require a Conditional Use Permit from the Planning Board.