

## **§174-8.2. RA Residence A District**

A. Permitted uses are as follows:

- (1) All uses permitted in the Conservation District.
- (2) One-family houses.
- (3) Religious uses, public or nonprofit school.
- (4) Public or nonprofit library, museum, art gallery or a similar cultural institution.
- (5) Town or other government building.
- (6) Renting of rooms or furnishing of board to not more than four (4) persons by a resident family in a one-family house.
- (7) Mobile home or travel trailer used as a dwelling for thirty (30) days or fewer in a year.
- (8) Construction of private garage or private parking for not more than three (3) vehicles, that is accessory to a permitted principal use and on the same lot. One vehicle may be a truck or other commercial vehicle.
- (9) Customary home occupation.
- (10) Parking in a garage or out of doors for employees, customers, clients, occupants or students, accessory to a permitted principal use and on the same lot as such use.

B. Uses by Special Permit are as follows:

- (1) Accessory apartment.
- (2) Boat livery, cemetery, children's camp, golf course, private nonprofit membership club, public utility, riding stable, ski tow.
- (3) Hospital, nursing home, home for the aged.
- (4) Private school, nursery or kindergarten.
- (5) Veterinarian, animal hospital, dog kennel.
- (6) Conversion of a one-family house in existence for two (2) years or longer to a two-family dwelling, on a lot with a minimum of fifteen thousand (15,000) square feet.

(7) Mobile home or travel trailer used as a dwelling for more than thirty (30) days in a year.

(8) Multifamily housing for the elderly, owned by a public or a nonprofit Community housing organization.

(9) Other multifamily dwellings if within a major residential development. (Note: Special Permit from the Planning Board.)

(10) Major residential development. (Note: Special permit from the Planning Board.)

(11) Office-type trailer or mobile home used as business quarters.

(12) Private garage or parking for more than three (3) vehicles that is accessory to a permitted principal use and on the same lot as such use.

C. Prohibited uses. All uses which are not listed above, legally nonconforming or otherwise allowable by the provisions of the zoning regulations are prohibited.

D. Development standards are as follows:

(1) Minimum lot area: forty-three thousand five hundred sixty (43,560) square feet; twenty thousand (20,000) square feet exclusive of wetlands.

(2) Minimum frontage: one hundred fifty (150) feet.

(3) Minimum setbacks:

(a) Front: thirty-five (35) feet.

(b) Rear: fifty (50) feet; ten (10) feet for accessory buildings and swimming pools.

(c) Side: twenty-five (25) feet; ten (10) feet for accessory buildings and swimming pools.

(d) Other street: thirty-five (35) feet.

(4) Maximum height: thirty-five (35) feet, two and one-half (2 1/2) stories [seventeen (17) feet, one story for accessory buildings]. **[Amended 4-8-2002 ATM, Art 68]**

(5) Maximum floor area ratio: eighteen-hundredths (0.18).

(6) Irregularly shaped lots. In the RA District, no lot shall be considered a building lot unless the center of a seventy-five (75) foot diameter circle can be passed along a continuous line from the lot frontage to the rear yard setback without the circumference intersecting any lot lines and unless the center of the seventy-five foot diameter circle can be passed along forty percent (40%) of the required frontage without the circumference intersecting any side or rear lot line. This Subsection D(6) shall not apply to an existing lot or existing dwelling or a dwelling for which a building permit has been issued as of the effective date of adoption of this Subsection D(6), or to any alteration, extension or structural change thereto.