

1 **ARTICLE TBD Residential Recreational District R-6**

2 **§ 148-TBD. Purpose.**

3 The purpose of this district is to allow for a wide range of open space, parks, and/or other
4 leisure time recreational activities and their related uses in a medium density residential
5 development.

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7 **§ 148- TBD. Use regulations.**

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9 A. In this district, structures to be erected or land to be used shall be for one or more
10 of the following uses:

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12 1. Single-family dwellings.

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14 2. Golf course, including driving range.

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16 3. Pro shop/ship store.

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18 4. Clubhouse (private or club).

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20 5. Parks, trails, and playgrounds.

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22 6. Preserves and conservation areas.

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24 7. Swimming pools, tennis courts (private or club).

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26 8. Community piers and ramps.

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28 9. Seawalls and private piers.

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30 10. Accessory structures.

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32 11. Guest house.

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34 12. Non-accessory tents (maximum 2-day event).

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36 13. Home occupations.

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38 14. Home professional offices.

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40 15. Public water and sewer systems.

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42 16. Restaurants.

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44 17. Poles/Towers < 100 feet.

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18. Clustering (equal to the Area Regulations set forth in § 148-TBD).

B. The following uses are permitted upon the issuance of a conditional use permit as provided in 148-137:

1. Guardhouse/security building.
2. Private storage buildings.
3. Temporary construction offices.
4. Boathouses.
5. Marinas.
6. Clustering (greater than the Area Regulations set forth in § 148-TBD).
7. Multifamily dwellings

64 **§ 148- TBD. Area regulations.**

65 For lots containing or intended to contain permitted uses, the minimum lot area shall be
66 3/4 acre. Where both public sewer and water are available, the minimum lot area can be
67 reduced to 1/2 acre. Public water and sewer systems shall be exempt from area
68 regulations. Any area designated for open space, parks, and/or other leisure time
69 recreational activities shall remain as open space in the event the recreational activity
70 ceases.

71 **§ 148- TBD. Setback.**

72 Structures shall be located 35 feet or more from any street right-of-way which is 50 feet
73 or greater in width or 60 feet or more from the center line of any street right-of-way less
74 than 50 feet in width. This shall be known as the "setback line."

75 **§ 148- TBD. Frontage.**

76 The minimum frontage for permitted uses shall be 125 feet at the building line. The
77 building line shall not apply to clustering.

78 **§ 148- TBD. Yards.**

A. Side. The minimum side yard for the main structure and/or guest house shall be 10 feet, and the total width of the two required side yards shall be at least 20 feet. The minimum side yard for each accessory structure shall be four feet.

B. Rear. The minimum rear yard for the main structure and/or guest house shall be 25 feet. The minimum rear yard for each accessory structure shall be eight feet.

79 **§ 148- TBD. Height regulations.**

80 Buildings may be erected up to a height of 35 feet. Chimneys, flues, cooling towers,
81 flagpoles, church spires, belfries, cupolas, monuments, water towers, radio or
82 communication towers or their accessory facilities not normally occupied by workmen
83 are excluded from this limitation. Parapet walls are permitted up to four feet above the
84 limited height from grade, except that:

A. The height limit for buildings may be increased 10 feet, provided that there are two side yards for each permitted use, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet.

B. No accessory building which is within 10 feet of any party lot line shall be more than one story high.

85 **§ 148- TBD. Special provisions for corner lots.**

A. The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings.

B. For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 125 feet or more.

86 **§ 148- TBD Additional regulations for clustering.**

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88 A. Clustering allowed as a permitted use in the Residential Recreational District shall
89 have a density equal to the Area Regulation set forth in **§ 148-TBD.**

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91 B. Cluster developments shall have a net open space of at least 50% and shall contain no
92 more than 35% impervious surfaces.

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94 C. Each building shall contain no more than eight dwelling units.

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96 D. Low impact development (LID) practices shall be incorporated into the site design to
97 maintain the predevelopment hydrology.

98 E. A Major Water Quality Impact Assessment shall be submitted to the Zoning
99 Administrator.

100 **§ 148- TBD. Septic regulations. [Amended 11-9-1989; 9-12-1991]**

- 101 A. All lots recorded after October 1, 1989, where public sewerage is not provided
102 shall have a reserve drainfield site as well as a primary drainfield site that has
103 been approved by the Health Department.
- 104 B. All lots recorded prior to October 1, 1989, which do not have a Health
105 Department permit issued prior to October 1, 1989, and where public sewerage is
106 not provided shall have a reserve drainfield site as well as a primary drainfield
107 site that has been approved by the Health Department. If the Health Department
108 cannot locate both drainfield sites, then only a primary site will be required.

109 **§ 148- TBD. Signs.**

110 Sign regulations shall conform to Article XVII of this chapter.

111 **§ 148- TBD. Minimum off-street parking.**

112 Minimum off-street parking shall conform to § 148-192.

113 **§ 148- TBD. Reserved**

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