

TABLE 6-A: PERMITTED AND CONDITIONAL USES IN RESIDENTIAL ZONES

	R-1	R-2	R-3	R-4	R-5/R-5a	R-6/R-6a	Use Standards
Residential	Single-family dwellings	●	●	●	●	●	
	Two-family dwellings				●	●	
	Multi-family dwellings			○	○ ¹ /● ²	●	6.5.6(G)
	Multiplex				○ ¹		6.4.12
	Handicapped family units	●	●	●	●	●	
	Planned Residential Unit Developments			● ⁴	● ⁴		
	Special needs independent dwelling units				●	○ ¹	
	Lodging houses					○ ^{1,3}	6.4.9
	Sheltered care group homes	○	○	○	○	○	6.5.6(K)
	Congregate care facilities					● ²	
Institutional	Elementary, middle, and secondary schools	○	○	○	○	○ ¹	6.5.6(F)
	Governmental uses	●	●	●	●	●	
	Hospitals			○		○ ¹	
	Intermediate care facilities	○	○	○		○ ¹ /● ²	
	Long-term and extended care facilities	○	○	○		○ ¹ /● ²	6.5.6(F)
	Places of assembly (<10,000 SF)	○	○	○	○	○ ¹	
	Places of assembly (>10,000 SF)	○	○	○	○	○ ¹	
	Preschool facilities	○	○	○	○	○	6.5.6(I)
	Post-secondary schools		○			○ ¹	6.5.6(F)
	Comm.	Bed and breakfasts					●/○ ⁵
General offices (<5,000 SF)						○	6.5.6(C)
Hostels						●/○ ⁶	6.4.8
Other	Agriculture	●	●				
	Cemeteries	○	○		●	●	
	Off-street parking			○	○	○ ¹	6.5.6(H)
	Parks and open spaces	●	●	●	●	●	
	Raising of domesticated animals	○					6.5.6(J)
	Solar energy system (minor)	●	●	●	●	●	6.4.16
	Utility substations	○	○	○	○	○	6.5.6(L)

¹ In the R-5 zone only.

² In the R-5a zone only.

³ Conversions of existing two-family or multiplex structures into lodging houses are permitted as a conditional use, provided that the lodging house shall not be located within 500 ft. of another as measured along street lines.

⁴ Must consist of ~~horizontally attached dwelling units or a series of such units in the R-3 zone and~~ horizontally or vertically attached dwelling units ~~in the R-5/R-5a zone,~~ or a series of such dwelling units, with all land owned and used in common. PRUDs shall be subject to review and approval by the Planning Board under Article 15.

⁵ Permitted if a conversion of a structure existing as of 3/3/97 to up to four guest rooms and conditional if a conversion of the same to five to nine rooms.

⁶ Permitted if for no more than 10 overnight transient guests and conditional if for between 11 and 20 overnight transient guests. An owner, manager, or operator shall be a permanent resident of the building.

TABLE 7-B: PRUD DIMENSIONAL STANDARDS

	R-3	R-5	R-5a ³
Lot area ¹ (min.)	3 ac.	2 ac.	2 ac. ⁴
Net land area per dwelling unit (min.)	6,500 SF	3,000 SF	1,600 SF ^{4, 5}
Units per building (max.)	PRUD < 5 ac.: 2	12	
	PRUD > 5 ac.: 6		
Average number of units per building (max.)	PRUD > 5 ac.: 5		
Structure height (max.)	35 ft.	35 ft.	55 ft.
Building length (max.)	Without garages: 100 ft.	140 ft.	
	With integral garages: 140 ft.		
Length of accessory garage structure (max.)		60 ft.	
Building setback from external subdivision property lines (min.)	3 or fewer D.U. in building: 25	Bldg. Length 100 ft. or less: 25 ft.	Bldg. Length 100 ft. or less: 25 ft.
	4 or more D.U. in building: 35 ft.	Bldg. Length >100 ft.: 35 ft.	Bldg. Length >100 ft.: 35 ft.
Distance between detached PRUD dwelling units (min.)	16 ft.		
Common recreation open space area ² (min.)	300 SF/D.U.	300 SF/D.U.	200 SF/D.U. ⁴
Habitable space elevation	No habitable space in a PRUD shall be below grade, except basements that are a part of and below above-ground units.		

¹ Areas of special flood hazard as defined in Article 12 shall be excluded from lot area calculations.

² ~~Common recreation~~ open space area shall be designated on the site. ~~The primary for recreational purposes of~~ such open space recreation areas shall be for passive or active recreation usable, level graded, dry, accessible and properly drained. Such spaces may include natural, landscaped or hardscaped elements. At a minimum, a contiguous area of 6,000 SF with a minimum dimension of 50 ft. shall be provided. ~~Such recreation areas shall be located at least 25 ft. from dwelling units.~~

³ In the R-5a zone, PRUD standards shall apply to PRUDs, multi-family development of 4 or more units, congregate care, and intermediate, extended, or long-term care facilities unless otherwise noted.

⁴ Does not apply to intermediate, extended, or long-term care facilities but does apply to PRUDs, congregate care, and multi-family development of 4 or more units.

⁵ Minimum land area per intermediate care facility resident: 8,000 SF lot area for first 35 residents, plus 350 SF for each additional resident.

⁶ For PRUD standards in island zones, see Table 7-D.

TABLE 7-C: R-5 SMALL RESIDENTIAL LOT DEVELOPMENT DIMENSIONAL STANDARDS¹

Lot area (min.)	5,000 SF	
	7 ft. ²	
Side setback (min.)	Detached accessory (< 250 SF footprint)	5 ft.
	Side yard on side street	10 ft.
Lot width (min.)	40 ft.	
Street frontage (min.)	40 ft.	
Lot coverage (max.)	50%	

¹ Single-family homes may be built on small lots in the R-5 under small residential lot development dimensional requirements if the lot is: vacant; or used exclusively for parking; or contains structure(s) not used for residential purposes; or is created from a single lot division of a developed lot and results in a lot meeting the small residential lot dimensional requirements with the remaining developed portion meeting the standard dimensional requirements of the R-5 zone.

² The width of one side setback may be reduced 1 ft. for every foot that the other side yard is correspondingly increased, but no side yard shall be less than 4 ft. in width.