

SECTION 2.11 C-RR3 RESIDENTIAL

A. Intent

This zone provides for moderate density, single-family and two-family housing in areas served by an adequate public water and sewer system, and promotes a residential density consistent with availability of public facilities and with the physical limitations of the land. Planned unit developments and planned variations are encouraged to further the intent of this district.

B. Space and Bulk Requirements

Maximum residential density	Four (4) dwelling units per one (1) acre	
Minimum lot area	Ten thousand (10,000) square feet for a single-family dwelling and fifteen thousand (15,000) square feet for a two-family dwelling	
Minimum lot width	Seventy-five (75) feet	
Minimum required setback	front	Twenty-five (25) feet
	side	Seven and one-half (7½) feet
	rear	Twenty-five (25) feet

See Section 3.06 C. for Accessory Structure setbacks
Maximum building height Thirty (30) feet

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Agriculture, including any and all structures or buildings needed to pursue such activities
4. Open space land
5. Accessory buildings and uses

E. Conditional Uses

1. Two-family dwelling
2. Home occupation
3. Community residential facility serving eight (8) or fewer persons

F. Special Exceptions

1. Residential mini-warehouse
2. Day care center
3. Community residential facility serving nine (9) or more persons
4. Long-term care facility
5. Public and quasi-public buildings and uses
6. Public utility
7. Temporary uses