

USE #	RESIDENTIAL USES & DEFINITIONS (<i>in italics</i>)	FCD	RPD	RCD	R1/R2	WL	TR	APD	HD	I-1	RC	MC	EC/TC	CONDITIONS
1.	<p>Apartment, Accessory</p> <p><i>A second dwelling unit either within or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, for use as a complete, independent living facility with provisions within the accessory apartment for cooking, eating, sanitation, and sleeping. Such a dwelling is an accessory use to the principal dwelling and is subject to the conditions contained in Section 3-42 herein.</i></p>	C	C	C	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C-C</u>	<ol style="list-style-type: none"> <u>1.</u> <u>In the I-1 and EC Districts, accessory apartments shall only be permitted on properties on which a house existed as of the date of adoption of this amendment (/ /) unless the house and apartment are constructed on an approved family conveyance lot; and</u> <u>2.</u> <u>only one accessory apartment is shall be created on each single-family lot; and</u> <u>3.</u> <u>the accessory apartment is shall be clearly subordinate to the single-family dwelling; and</u> <ol style="list-style-type: none"> a. If the apartment is not a part of the dwelling, it must shall be within 100 feet of the dwelling and attached to an accessory building such as a garage. In no case shall it contain more than 900 square feet gross floor area of enclosed space, including enclosed porches. b. If the apartment is contained within the dwelling (i.e., as an addition or wing), then it shall contain no more than 40 percent of the total square footage of the building. c. If the apartment is located in the basement of the dwelling, then it can consist of the entire basement. <u>4.</u> <u>An owner of the lot occupies shall occupy at least one of the dwelling units on the premises, except for bona fide temporary absences as determined by the Zoning Officer; and</u> <u>5.</u> <u>At at least two off-street parking spaces are shall be available for each unit; and</u> <u>6.</u> <u>the owner shall obtains Health Department approval.</u> <u>7.</u> <u>the accessory apartment shall be located within the building restriction lines required for the principal dwelling; and</u> <u>8.</u> <u>only one kitchen is shall be permitted within the accessory apartment.</u>
2.	<p>Dwelling Apartment, Accessory for Resident Watchman/Caretaker</p>	<u>S</u>	<u>S</u>	<u>S</u>						<u>P-C</u>	<u>C</u>	<u>C</u>	<u>P-C</u>	<ol style="list-style-type: none"> <u>1.</u> <u>Only one accessory apartment for a watchman shall be allowed on each lot or parcel; and</u> <u>2.</u> <u>the accessory apartment shall be clearly subordinate to the on-site business; and</u> <u>3.</u> <u>in no case shall the apartment contain more than 900 square feet gross floor area of enclosed space, including enclosed porches; and</u> <u>4.</u> <u>at least two off-street parking spaces shall be available for the apartment; and</u> <u>5.</u> <u>the owner shall obtain Health Department approval; and</u> <u>6.</u> <u>the accessory apartment shall be located within the building restriction lines required for the principal use; and</u> <u>7.</u> <u>only one kitchen shall be permitted within the accessory apartment.</u>

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3.	Apartment, Accessory or Executive Suite over a Business								<u>C</u>		C	<u>C</u>	<u>C</u>	<ol style="list-style-type: none"> 1. Only one executive suite or accessory apartment over a business is shall be allowed per building; and 2. the maximum height of the building shall be no more than two stories; and 3. if located on an Historically Districted property, the business must be a permitted use within Historic Districts.
4.	Assisted Living Facility <i>A group home with more than 16 residents that provides housing and supportive services, including health-related services, in a home-like environment.</i>	SC	SC	SC	SC		<u>SC</u>							<ol style="list-style-type: none"> 1. The facility is shall be operated in accordance with all applicable State and Federal requirements. 2. Adequate off-street parking is shall be provided in accordance with Section 6-2 Parking and Loading Requirements. 3. Site plan approval is shall be obtained in accordance with Article 6, Non-Residential Development Requirements.
5.	Bed & Breakfast Facility <i>A residence where paying guests are lodged overnight and breakfast is the only meal served to overnight guests.</i>													
6.	Bed & Breakfast Facility with <u>up to</u> 2 Bedrooms in Use	C	C	C			<u>C</u>	<u>C</u>	<u>C</u>	e	C	C		<ol style="list-style-type: none"> 1. An owner or operator lives on the premises. 2. The facility is shall be a part of the dwelling unit with the exception that existing non-conforming guesthouses may be used-; and 3. No no separate kitchens are shall be provided-; and 4. Adequate adequate off-street parking is shall be provided- so that there is no parking on a right-of-way; and¹ 5. Fire Marshall and Health Department approvals are shall be obtained-; and 6. The breakfast shall be served to overnight lodgers only-; and 7. An an Occupancy Permit for such use is shall be obtained.
7.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	SC	SC	SC			<u>SC</u>	<u>C</u>	<u>C</u>		SC	SC		<ol style="list-style-type: none"> 1. An owner or operator lives on the premises. 2. The facility is shall be a part of the dwelling unit with the exception that existing non-conforming guesthouses may be used-; and 3. No no separate kitchens are shall be provided-; and 4. Adequate adequate off-street parking is shall be provided- so that there is no parking on a right-of-way; and 5. Fire Marshall and Health Department approvals are shall be obtained-; and 6. The breakfast shall be served to overnight lodgers only-; and 7. An an Occupancy Permit for such use is shall be obtained.
8.	Boarding House <i>A dwelling or part thereof, in which the owner or operator provides lodging <u>and meals</u> to more than three boarders.</i>						<u>C</u>					e		<ol style="list-style-type: none"> 1. An owner or operator lives on the premises; and 2. no separate kitchens shall be provided; and 3. adequate off-street parking shall be provided so that there is no parking on a right-of-way.
	Dwelling, Attached:													

¹ Parking requirements for **highlighted** uses will be addressed during the rewriting of Article 6.

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9.	<i>Duplex - A residential building on a permanent foundation consisting of two dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls or common floor/ceilings without openings.</i>				C									<ol style="list-style-type: none"> 1. <u>Duplexes shall be permitted in the R1/R2 District only if the property is located within the one-mile radius of a Town Center as defined by Section 2-8.10.B; and</u> 2. the combined lot area of the attached dwelling development is at least 30,000 square feet; (The maximum units per acre are defined in Section 5-1.02); and 3. <u>the maximum units per acre shall not exceed that which is permitted under Section 5-1.02; and</u> 4. Side and rear yard setbacks may be waived to permit zero lot line construction. 4. the architecture of the attached dwelling development is such that the building looks like a single-family detached dwelling; and 5. two off-street parking spaces must be provided for each unit. In addition, the parking must be screened in accordance with the requirements of the Department of Planning and Zoning; and 6. the entryways for each unit shall be located on different walls; and 7. <u>the development shall comply with Section 5-6 of this Ordinance.</u>
10.	<i>Fourplex - A residential building on a permanent foundation consisting of four dwelling units, each of which has primary ground floor access to the outside and which are attached to each other.</i>				C									<ol style="list-style-type: none"> 1. <u>Fourplexes shall be permitted in the R-1 District only if the property is located within the one-mile radius of a Town Center as defined by Section 2-8.10.B; and</u> 2. the combined lot area of the attached dwelling development is at least 30,000 square feet; (The maximum units per acre are defined in Section 5-1.02); and 3. <u>the maximum units per acre shall not exceed that which is permitted under Section 5-1.02; and</u> 4. Side and rear yard setbacks may be waived to permit zero lot line construction. 4. the architecture of the attached dwelling development is such that the building looks like a single-family detached dwelling; and 5. two off-street parking spaces must be provided for each unit. In addition, the parking must be screened in accordance with the requirements of the Department of Planning and Zoning; and 6. the entryways for each unit shall be located on different walls; and 7. <u>the development shall comply with Section 5-6 of this Ordinance.</u>
11.	<i>Multifamily A residential building on a permanent foundation containing three or more dwelling units. The term is intended primarily for such dwelling types as apartment buildings, and does not include townhouses, duplexes, triplexes and fourplexes.</i>				P									

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12.	<i>Townhouse - A single-family attached dwelling unit in a row of at least three such units. The land surrounding the units may be owned by the townhouse owners or held and maintained in a condominium arrangement.</i>				C									<ol style="list-style-type: none"> 1. <u>Townhouses shall be permitted in the R-1 District only if the property is located within the one-mile radius of a Town Center as defined by Section 2-8.10.B; and</u> 2. <u>the combined lot area of the attached dwelling development is at least 30,000 square feet; (The maximum units per acre are defined in Section 5-1.02); and</u> 3. <u>the maximum units per acre shall not exceed that which is permitted under Section 5-1.02; and</u> 4. <u>the development shall comply with Section 5-6 of this Ordinance.</u>
13.	<i>Triplex - A residential building on a permanent foundation consisting of three dwelling units, each of which has primary ground floor access to the outside and which are attached to each other.</i>				C									<ol style="list-style-type: none"> 1. <u>Triplexes shall be permitted in the R-1 District only if the property is located within the one-mile radius of a Town Center as defined by Section 2-8.10.B; and</u> 2. <u>the combined lot area of the attached dwelling development is at least 30,000 square feet; (The maximum units per acre are defined in Section 5-1.02); and</u> 3. <u>the maximum units per acre shall not exceed that which is permitted under Section 5-1.02; and</u> 4. <u>Side and rear yard setbacks may be waived to permit zero lot line construction.</u> 4. <u>the architecture of the attached dwelling development is such that the building looks like a single-family detached dwelling; and</u> 5. <u>two off-street parking spaces must be provided for each unit. In addition, the parking must be screened in accordance with the requirements of the Department of Planning and Zoning; and</u> 6. <u>the entryways for each unit shall be located on different walls; and</u> 7. <u>the development shall comply with Section 5-6 of this Ordinance.</u>
14.	Dwelling, Single Family Detached - <i>Dwelling, Single-Family Detached: A single-family dwelling which is not attached to any other dwelling.</i>	C	C	C	C		<u>C</u>	<u>C</u>	<u>C</u>	C	C	C	C	<ol style="list-style-type: none"> 1. <u>Only one single-family detached dwelling shall be permitted per buildable lot or parcel; and</u> 2. <u>at least 50 percent of the length of the building is shall be 20 feet wide, excluding porches; and</u> 4. <u>(conditional in the I-1 and the EC/TC Districts) three contiguous residential lots with a maximum size of two acres are permitted if current zoning permits.</u> 3. <u>in the I-1, RC, MC, and EC/TC Districts, one single-family dwelling is permitted per lot or parcel of record as of the date of the adoption of this amendment (/ /). Exception: family conveyance subdivisions shall be permitted in the I-1 District.</u>
15.	Group Home <i>A community-based living facility offering a family or home-like environment for up to 16 residents <u>for people who need assistance or care in some form (e.g., seniors, disabled, etc.).</u></i>	C	C	C	C		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	<u>C</u>		<ol style="list-style-type: none"> 1. <u>No more than 16 residents reside on the premises, excluding the owner and/or employees; and</u> 2. <u>no separate kitchens shall be provided; and</u> 3. <u>adequate off-street parking shall be provided so that there is no parking on a right-of-way; and</u> 4. <u>Health Department approval shall be obtained for the number of bedrooms in use in the residence.</u>

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16.	Liveaboards <i>Permanent occupancy of watercraft. <u>This definition does not apply to weekend and short-term vacation use of watercraft.</u></i>											C		<ol style="list-style-type: none"> 1. Marinas with one to 100 wet slips may shall have no more than one liveaboard. Marinas with 101 to 200 wet slips may shall have no more than two liveaboards, marinas with 201 to 300 slips may shall have no more than three liveaboards, and marinas with 300+ slips may shall have no more than four liveaboards; and 1. Slip limitations do not apply for weekend and short-term vacation use by vessel owners. 2. A County permit must shall be be obtained and prominently displayed at all times; and 2. The marina must shall have pump-out facilities and shower facilities available year-round; and 3. the sewage systems on liveaboards shall be closed systems. No overboard discharge shall be permitted.
17.	Boarders Lodgers in Residence (no more than three) <i>Boarder: Lodger. A non-transient individual other than a member of the family occupying the dwelling unit or a part thereof who, for a consideration, is furnished sleeping accommodations and may be furnished meals or other services as part of the consideration.</i>	P C	P C	P C	C		C	C	C	P C	P C	P C		<ol style="list-style-type: none"> 1. An owner lives on the premises; and 2. no separate kitchens shall be provided; and 3. adequate off-street parking shall be provided so that there is no parking on a right-of-way. 4. Health Department approval shall be obtained for the number of bedrooms in use in the residence.
18.	Manufactured Home Rental Community <i>Any property containing two or more manufactured homes sold, leased or held out for lease to residents or prospective residents (a.k.a. "MHR Community").</i>				SC									provided that it meets the regulations in the Manufactured Home Rental Communities Ordinance (Section 5-7 of this Ordinance).
19.	Manufactured Home, Farm	C	C	C	C			C	C	C				<ol style="list-style-type: none"> 1. No more than one manufactured home is shall be located on any one farm; and 2. the property shall consist of a (minimum of 25 acres); and 3. is the manufactured home shall be used in conjunction with agricultural purposes; and The the manufactured home is shall be occupied by a person or family associated with agricultural activities on the farm.

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20.	Manufactured Home on Individual Lot	C	C	C	C		C							<ol style="list-style-type: none"> 1. <u>In the I-1, RC, MC, and EC/TC Districts, one single-family manufactured home is permitted per lot or parcel of record as of the date of the adoption of this amendment (/ /); and</u> 2. The the unit appears to have a permanent and continuous foundation-; <u>and</u> 3. The the unit is at least 24 feet wide-; <u>and</u> 4. The the unit has a pitched roof-; <u>and</u> 5. The the unit is constructed under the 1976 HUD standards. 6. The the exterior walls of the unit look like wood or masonry, regardless of their actual composition-; <u>and</u> 7. If <u>if</u> the lot is a part of a subdivision, then the subdivision plat shall be so noted and signed by all property owners to permit manufactured homes.
21.	<p>Manufactured Home or Recreational Vehicle (Emergency)</p> <p><i>Manufactured Home: A transportable structure designed to be used as a dwelling, built in one or more sections in a factory and bearing a seal certifying that it conforms to the U.S. Department of Housing and Urban Development's (HUD) Manufactured Home Construction and Safety Standards Code (a.k.a. mobile home or residential trailer). This definition does not include modular houses.</i></p> <p><i>Recreational Vehicle: A vehicular portable structure without permanent foundation, which can be towed, hauled or driven and is primarily designed as temporary living accommodation for recreational, camping and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.</i></p>	C	C	C	C		<u>C</u>	<u>C</u>	<u>C</u>		C	C	<u>C</u>	<p>In case of fire or other disaster <u>that was not intentionally caused by the owner and that</u> (destroying destroys the livability of a residence)-, the Zoning Officer may issue a permit in any district for one manufactured home or recreational vehicle to serve as a temporary shelter on the premises. If such temporary use exceeds six months, the Board of Appeals may approve an extension for a period not to exceed <u>of</u> one year beyond the date such temporary residence was established. <u>After the initial extension, the Board of Appeals may grant additional extensions at six-month intervals upon the applicants' request and at the Board's discretion.</u></p>
22.	Manufactured Home For Resident Watchman/Caretaker	<u>S</u>	<u>S</u>	<u>S</u>						<u>P</u>				

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23.	Manufactured Home Subdivision <i>A subdivision developed and/or intended for the sale of lots to be used as manufactured home sites.</i>	C	C	C	C									<ol style="list-style-type: none"> 1. All units shall appear to have a permanent and continuous foundation; and 2. all units are shall be at least 20 feet wide. For single-wide units, the width can be made up with a porch or carport addition at least two-thirds the length of the unit; and 3. all units shall have pitched roofs; and 4. all units are shall be constructed under the latest HUD standards; and 5. the exterior walls of all units shall look like wood or masonry, regardless of their actual composition; and 6. the subdivision is shall be a major subdivision (minimum six lots); and 7. the density is shall be the same as that permitted for single-family detached; and 8. it is shall be designated as a Manufactured Home Subdivision on an approved plat.
24.	Tenant House <i>A farm dwelling, other than the main farm house, for occupancy by a person or family associated with the agricultural endeavors on operation of the farm.</i>	C	C	C	C		<u>C</u>	<u>C</u>	<u>C</u>	€				<ol style="list-style-type: none"> 1. The property shall consist of a minimum of 20 25 acres; and 2. the owner shall demonstrate to the Zoning Officer that there are at least 20 acres of tillable land on the farm the property meets the definition of a farm; and 3. that the tenant house is shall be at least 60 feet from any other dwelling on the property.
25.	Tenant Houses, Additional (no more than two additional)	SC	SC	SC			<u>SC</u>	<u>C</u>	<u>SC</u>					<p>other than the one tenant house permitted in the Rural District, provided that there are 20 acres of tillable land on the farm for each additional tenant house and that each tenant house is at least 60 feet from any other dwelling.</p> <ol style="list-style-type: none"> 1. The property shall consist of a minimum of 20 25 acres for each tenant house; and 2. the owner shall demonstrate to the Zoning Officer that the property meets the definition of a farm; and 3. the tenant house shall be at least 60 feet from any other dwelling on the property.

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