5.3 R-12: Residential District

This district is established as a district in which the principal use of land is for medium density residential purposes.

Permitted Uses

Single Family Dwellings.

Home Occupations.

Churches.

Municipal or County owned buildings - town, county, state or federal grounds and facilities for recreation and community center buildings, lakes, parks and similar facilities operated on a non-profit basis, but not including miniature golf courses.

Public schools and private schools.

Public utility distribution lines and easements but not transmission lines or substations.

Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard.

Conditional Uses

The following uses may be permitted as conditional uses by the Town Board subject to the provisions of Section 12:

Planned unit developments (See additional regulations in Section 13).

Tennis and Swim Clubs.

Dimensional Requirements

Within the R-12 District as shown on the Zoning Map, all of the following dimensional requirements shall be complied with:

Minimum lot area - 20,000 square feet (without public water and sewer).

 10,000 square feet (with public water and/or sewer).

Minimum additional lot area for each dwelling unit in excess of one:

 5,000 square feet.

Minimum lot width: 75 feet.

Minimum heated living area in any dwelling shall be 1,250 square feet.

Minimum required front yard: 30 feet measured from the front property line.

Minimum required side yard: 15 feet measured from the side property line.

Minimum required rear yard: 25 feet measured from the rear property line.

Maximum permissible lot coverage: The total ground area covered by the principal building(s) and all accessory buildings shall not exceed thirty-five (35) percent of the total lot area.

Building Height Limits: 35 feet.

Location of Accessory Buildings

No accessory building shall be erected in any required front or side yard or within ten (10) feet of any lot line.

An accessory building shall not be located closer than ten (10) feet to any other building.

Corner Visibility

On a corner lot, within the triangular area formed by the inside curb lines or the edge of the pavement lines of the intersecting streets and a line joining points on such lines at a distance of forty (40) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average center line grade of each street.

Signs

See Section 7.

Off-Street Parking

See Section 8.