5.5 R-8: Residential District

This district is established as a district in which the principal use of land is for a

mixture of single-family dwelling units and mobile homes.

Permitted Uses

Single-Family Dwelling Units.

Duplexes - Two Family Dwelling Units.

Multi-Family Dwelling Units.

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.

Home Occupations.

Churches.

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).

Mobile Home Parks (upon consent of all property owners within 200 feet, see additional regulations in Section 13).

Tennis and Swim Clubs.

Day Care Centers.

Boarding Houses.

Type A Mobile Homes - individual mobile homes must meet tiedown and underpinning requirements contained in Section 13.

Dimensional Requirements

Within the R-8 District as shown on the Zoning Map, all of the following

dimensional requirements shall be complied with:

Minimum required lot area - 8000 square feet.

Minimum additional lot area for each dwelling unit in excess of one - 5,000 square feet.

Minimum required lot width - 75 feet.

Minimum heated living area in any dwelling shall be 700 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 thirty-five (35) percent of the total lot area.

Building Height Limits: 35 feet.

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 height of ten (10) feet above the average center line grade of each street.

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.

Signs

See Section 7.

Off-Street Parking

See Section 8.