

5.1. Low density residential district (R-A).

5.1.1. Purpose.

The R-A district is established as a zoning district in which the principal use of the land is for low density residential development. Any future development which would interfere with such low density residential use or which would not perform a neighborhood function is hereby prohibited.

5.1.2. Principal uses permitted.

5.1.2.A. One-family dwellings.

5.1.2.B. Two-family dwellings and alteration of single-family dwellings to accommodate no more than two(2) families, provided that the parking standard and the dimensional requirements of the zone are met.

5.1.2.C. Community living arrangements as defined in section 3.2.

5.1.3. Special exceptions.

In the R-A district, the following uses are permitted as special exceptions as approved by the zoning board of appeals in conformity with the requirements of section 6.12. If, however, site plan review by the planning board is required either under section 6.16 or as a condition of a contract zone, no review by the zoning board of appeals is required.

5.1.3.A. Private and public schools, provided that adequately screened and fenced recreational areas are provided.

5.1.3.B. Public service facilities including public parks and community centers.

5.1.3.C. Church, parish house, rectory, convent.

5.1.3.D. Public utility or communications installation for service in the zoning district in which it is proposed to be located. No cellular telephone towers are permitted.

5.1.3.E. New multifamily dwellings and conversions of existing buildings to multifamily dwellings as provided in section 4.3.21.

*5.1.4. Dimensional requirements.**

Lot area, minimum....	15,000 sq. ft.
Area per family, minimum....	7,500 sq. ft.
Lot frontage, minimum....	100 ft.
Lot depth, minimum....	150 ft.
Front yard, minimum....	20 ft.
Side yard, principal building, minimum....	15 ft.
Rear yard, principal building, minimum....	30 ft.
Side and rear yard, accessory structure,** minimum....	10 ft.
Lot coverage of all buildings, maximum....	20% lot area
Usable open area, minimum....	50% lot area

*When International Building Code and NFPA .101 require the addition of a second means of egress to an existing building, stated setbacks do not apply.

**Detached private garages, swimming pools, and portable shelters are accessory structures.

A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure.