

5.3. General residential district (R-C).

5.3.1. *Purpose.*

The R-C district is established as a zone in which the principal use of the land is for medium density residential development. Any future development which would tend to over populate or further congest the district or destroy its essentially residential character is hereby prohibited.

5.3.2. *Principal uses permitted.*

Any uses permitted in the R-B district, except double-wide newer mobile homes.

5.3.3. *Special exceptions.*

In the R-C 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.

Same as allowed in the R-B zone and homeless shelters as defined and provided in section 4.3.40.

5.3.4. Dimensional requirements.**

Lot area, minimum....	7,500 sq. ft.
Area per family, minimum....	3,750 sq. ft.
Lot frontage, minimum....	75 ft.
Lot depth, minimum....	100 ft.
Front yard, minimum....	10 ft.
Side yard, principal building, minimum....	10 ft.
Rear yard, principal building, minimum....	20 ft.
Side and rear yards, accessory structures including detached garages*, minimum . . .	5 ft.

Lot coverage of all buildings, maximum....	30% of lot area
Usable open area, minimum....	35% of lot area

*Detached private garages, swimming pools, sheds, 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.

**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.