

5.4. General residential district (R-D).

5.4.1. *Purpose.*

The R-D district is established as a zone in which the principal use of the land is for medium density residential development. It is characterized by large houses, many of which have been converted to multifamily dwellings.

5.4.2. *Principal uses permitted.*

Any use permitted in the R-C districts.

5.4.3. *Special exceptions.*

In the R-D 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.

5.4.3.A. Same as R-C.

5.4.3.B. Professional offices and occupations, except for properties abutting Pleasant (not including property also abutting and whose entrances face Park Street), Gilman and Dalton Streets, Pleasant Court, Sheldon Place, and Winter Street west of Pleasant Street. No display of merchandise or services shall be made in the windows or in any other manner to disclose the nature of the profession or service. The sale of goods on the premises is permitted only when incidental to the provision of the service. Dumpsters shall be screened if the professional office or occupation abuts a residence.

5.4.4. *Dimensional requirements.***

Lot area, minimum	15,000 sq. ft.
Area per family, minimum	2,500 sq. ft. for one bedroom

	(or efficiency apartment) plus 500 square feet for each additional bedroom.
Lot frontage, minimum	100 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.

*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.