

3. RESIDENTIAL USES

	USE DESCRIPTION	R	RA	RB	GR	PSRC	CBD	B	HB	LM	IND	PARKING CODE
a	Detached one-family dwelling	A	A	A	A	X	X	X	X	X	X	1
b	Two-family detached dwelling ⁽¹⁾	X	X	X	SPZ	X	X	X	X	X	X	1
c	Three-family detached dwelling ⁽²⁾	X	X	X	SPZ	X	X	X	X	X	X	1
d	Dwelling for occupancy by more than three families ⁽³⁾	X	X	X	SPZ	X	X	X	X	X	X	1
e	Mixed-Use housing ^{(4),(5)}	X	X	X	SPP	X	SPP	A	X	X	X	1
f	Rooming House, the renting of rooms or the furnishing of table board in a dwelling to not more than four (4) persons (whether regular or transient)	X	X	X	SPZ	X	SPP	SPZ	X	X	X	2
g	Residential Care Continuum pursuant to Section 10-A	X	X	SPP	SPP	X	X	X	X	X	X	See Section 10-A
h	Independent and Assisted Living pursuant to Section 10-B	X	X	X	SPP	X	SPP	X	X	SPP	X	See Section 10-B
i	Age Qualified Village pursuant to Section 10-C	X	X	SPP	SPP	X	SPP	X	SPP	SPP	X	See Section 10-C
j	Open Space Residential Development pursuant to Section 10-D	SPP	SPP	SPP	X	X	X	X	X	X	X	6

- (1) Such dwelling shall be located on a lot having an area of at least twenty thousand (20,000) square feet and is connected to or shall be connected at time of construction with the public sewer system.
- (2) Such dwelling shall be located on a lot having an area of at least thirty thousand (30,000) square feet and if connected to or to be connected at the time of construction with the public sewer system.
- (3) Such dwelling is connected or shall be connected to the public sewer system at the time of construction; such dwelling is located on a lot having an area of at least thirty thousand (30,000) square feet with an additional ten thousand (10,000) square feet for each dwelling unit in excess of three (3) to be accommodated; and a fifty (50) foot buffer zone shall be required where the adjacent lot has a single-family dwelling or is a vacant lot.
- (4) In a GR zone the requirements of Use Table Subsection 3.d (Dwelling for occupancy by more than three (3) families) must be met.
- (5) Within CBD zones, the area used for dwelling units above the ground floor shall not exceed a gross floor area 3.5 times the total gross floor area dedicated to commercial use. Within B zones, the area used for dwelling units above the ground floor shall not exceed a gross floor area 2.0 times the gross floor area of the ground floor.

Commentary: The above table was reformatted to include notes where extensive requirements or standards are included directly in the Use Table today. Many uses that are part of the Residential section today have been moved to the proposed Accessory Use Table below.