

**AMENDMENTS TO ZONING ORDINANCE  
RE: ROUTE 1 DESIGN STANDARDS**

**§ 315-7 Low-Density Residential District (LDR).**

**A.** The following uses are permitted in the LDR District:

- (1)** Single-family detached dwellings.
- (2)** Duplex dwellings.
- (3)** Multiplex dwellings, subject to the provisions of § **315-44**.
- (4)** An accessory dwelling unit as permitted in § **315-45A**.
- (5)** Agriculture.
- (6)** Timber harvesting, subject to the provisions of § **315-68**.
- (7)** Sewer pumping stations, subject to the provisions of § **315-59D**.
- (8)** Antennas as defined in § **315-4**, subject to site plan review and § **315-72**.
- (9)** Cemeteries, subject to site plan review.
- (10)** Religious institutions, subject to site plan review.
- (11)** Private schools, subject to site plan review.
- (12)** Residential care facilities (see § **315-71**).
- (13)** Day-care centers and nursery schools for no more than 50 children, subject to the provisions of § **315-47** and site plan review.
- (14)** Day-care center, adult, for no more than 20 persons, subject to site plan review or special exception as required.
- (15)** Aboveground utility lines not located within public ways.

- (16) Municipal uses and buildings, subject to site plan review.
- (17) Riding stables and schools, subject to site plan review.
- (18) Extraction and/or bulk storage of groundwater or springwater for municipal or quasi-municipal purposes, subject to the provisions of § 315-69.
- (19) Accessory structures of public utilities, subject to site plan review.
- (20) Uses and buildings accessory to those above.

**B.** The following uses are allowed as special exceptions in the LDR District, requiring the approval of the Board of Adjustment and Appeals:

- (1) Home occupations.
- (2) Home-based occupations.
- (3) Temporary sawmills, subject to the provisions of § 315-66.
- (4) Uses and buildings accessory to those above.

**C.** The following lot standards apply in the LDR District:

- (1) Minimum lot size of two acres, except that the minimum lot size for lots served by sewer shall be 1.5 acres.
- (2) In the case of duplex or multiplex developments, there shall be no less than 1.25 acres of lot area per dwelling unit, except that the minimum lot area per dwelling unit for a lot served by sewer shall be 0.75 acre.
- (3) There shall be no less than 150 feet of lot frontage.

**D.** The following minimum setbacks are required for all structures in the LDR District, except that sheds and driveways are permitted to a minimum setback of 15 feet from the side and rear lot lines:

- (1) Front: 50 feet.

(2) Rear: 65 feet.

(3) Side: 30 feet; combined width at least 65 feet.

E. Multiplex development on any lot with frontage on Route 1 is required to be consistent with the Route 1 Design Standards.