

CHAPTER 16

RESIDENTIAL DISTRICT (R)

16.1. PURPOSE.

To provide and protect areas for low density, single-family residences while permitting the limited establishment of public and quasi-public uses which serve the requirements of households.

16.2. LOCATION.¹

The Residential District includes any parcels currently zoned Residential at the time of adoption of this section. Until sewer and water supply limitations are addressed, and this section is amended, there shall be no further expansion of the Residential Zone. The standards of this zone remain valid for parcels so designated at the time of adoption of this section. Applicants may look to other zoning designations, such as the Rural Residential district, for the development of residential uses in compliance with current Town plans and goals.

16.3. PERMITTED USES.

16.3.1. SINGLE-FAMILY DWELLINGS. Not intended for short-term occupancy. short-term lease or rental prohibited. Minimum square feet of home is 1,000 square feet.²

16.3.2. HOUSEHOLD PETS.

16.3.3. TILLING THE SOIL, RAISING CROPS, HORTICULTURE AND GARDENING.

16.3.4. ACCESSORY BUILDINGS AND USES CUSTOMARILY INCIDENTAL TO THE PERMITTED USES ALLOWED HEREIN.

16.3.5. KEEPING OF CHICKENS FOR NON-COMMERCIAL PURPOSES:

16.3.5.A The keeping of animals shall meet all standards set by the local Health Department, State and Federal regulatory agencies.³

16.4. CONDITIONAL USES.

16.4.1. HOME OCCUPATION (See Chapter 6.).

16.4.2. CHURCH.

16.4.3. SCHOOL.

16.4.4. PUBLIC BUILDINGS AND USES.

16.4.5. PARK OR PLAYGROUND.

16.4.6. PUBLIC UTILITIES, ESSENTIAL SERVICES.

¹As amended 2011-04-27

²As amended pursuant to ordinance #13-073113-1

³As amended pursuant to ordinance #2018-18

16.4.7. CHILD DAY CARE OR NURSERY.

16.4.8. GUEST HOUSE/CASITA. Short-Term Lease or rental prohibited.⁴

16.5. HEIGHT REGULATIONS.

No building shall be erected to a height greater than twenty-five feet (25'), and no dwelling structure shall be erected to a height less than one (1) story.

16.6. MINIMUM AREA, WIDTH, AND YARD REGULATIONS.

DISTRICT	AREA	WIDTH	SETBACKS ⁴		
			FRONT	SIDE	REAR
R	12,000 sq. ft.	75 ft.			
			25 ft.	10 ft.	10 ft.

16.7. SIGNS.

Signs permitted per lot in the single-family residential district shall be limited to the following:

16.7.1. One (1) civic sign, not to exceed eight (8) Square feet in sign area.

16.7.2. One (1) development sign, not to exceed eight (8) square feet in sign area.

16.7.3. One (1) real estate sign, not to exceed eight (8) square feet in sign area.

16.7.4. One (1) residential sign, not to exceed two (2) square feet in sign area.

16.7.5. One (1) Home Occupation Sign, not to exceed three (3) square feet in sign area.

(See Chapter 6.)

16.8. MODIFYING REGULATIONS.

16.8.1. SIDE SETBACKS.^{6,7}

Buildings shall have a minimum side setback of eight feet (8'), and a total of the two (2) side setbacks shall be twenty feet (20'). All accessory buildings shall have a side setback of at least ten feet (10').

16.9. STANDARDS FOR TEMPORARY USE OF RECREATIONAL VEHICLES IN RESIDENTIAL ZONE⁸

See Chapter 13.3 and 13.4

16.10. OTHER PROVISIONS

Exception to these regulations are provided in Chapter 4 of the VULU ordinance.

⁴As amended pursuant to ordinance #13-073113-1

⁵As amended pursuant to ordinance # 2017-1

⁶As amended pursuant to ordinance # 2017-1

⁷16.2-16.3 deleted as amended pursuant to ordinance # 2017-1

⁸As amended pursuant to ordinance #2016-072016-4