

GRD Group Residential District

The intent of the Group Residential District is to ensure that group developments are zoned and planned so as to provide adequate open space, access and circulation within the development and sufficient buffers to ensure compatibility with surrounding land uses. Limited public, semi-public and commercial uses are permitted when they are compatible with these uses.

AREA, YARD AND HEIGHT REQUIREMENTS:

See Special Requirement 3 (SR 3) in Section 6.5 of the Zoning Ordinance.

PERMITTED AND SPECIAL USES (SU):

Residential Uses

family care home (5 or less)
group residential development (SU)
home occupation, customary
planned unit developments (SU)

for use of employees, patrons, or occasional visitors; provided, such activities are within the principal building & advertising for it is not permitted beyond the premises signs as regulated by Article IX structures & uses clearly incidental to a permitted use

Recreational Uses

associations or organizations;
social & fraternal, clubs, lodges
public parks
recreation facilities, public
recreation facility, private:
including country clubs, private neighborhood parks & multi-family recreation areas where the principal use is permitted in the zoning district
swim & tennis clubs

Public Works Etc.

electric transmission distribution poles, towers supporting cable, lines & related appurtenances
governmental public works facilities, utilities, infrastructure & appurtenances
natural gas distribution lines & related appurtenances
sewage collection lines, pump stations & appurtenances
sewage treatment plants, non-government public (SU)
related appurtenances
telephone & television cable poles, towers supporting cable, lines & related appurtenances
water distribution lines, booster pumps, storage facilities & appurtenances
water treatment plants, non-government public (SU)
wireless telecommunications towers & facilities (SU)

Educational & Institutional Uses

churches, synagogues & other associated activities
governmental offices & facilities
schools, including public schools & private schools, having a curriculum similar to those given in public schools

Business, Professional &

Personal Services

automobile parking lots & facilities for permitted uses in the district
fraternal organizations
internal service facilities,
incidental to permitted uses, including cafeterias, day care facilities, snack bars, pharmacies, optical stores & similar retail activities when conducted solely

Miscellaneous

temporary structures associated with permitted uses such as mobile classrooms, temporary facilities while construction is underway, and similar

temporary situations for a period not exceeding one (1) year. The Board of Adjustment may permit, as a special exception, an extension of such permit beyond the one (1) year time period where the Board finds after due notice and public hearing that extenuating circumstances for the particular situation merits extension of the temporary permit.

yard sales - limited to 2 two-day events per year