

## R-10 Residential District

The R-10 Residential District is established for medium to high density residential development with some limited public, semi-public, and passive recreational uses permitted when they are compatible with medium density to high density residential developments.

### AREA, YARD AND HEIGHT REQUIREMENTS:

	Lot Area in SF	Lot Width	Front Yard Setback	Side Yard	Rear Yard	Max Height
Single-family	10,000	75' (f)	30'	10' (a)	25' (e)(h)	35'

- (a) Corner lot adds five (5') feet on street side.
- (e) Detached accessory structures may be placed no closer than five (5') feet from the rear lot line.
- (f) A single-family residence may be built on a lot with a minimum of fifty (50') feet of frontage existing before November 1, 1984, without a special use permit, provided all other dimensional requirements can be met. A special use permit for single-family residences on preexisting fifty (50') foot lots is required when one or more dimensional requirements cannot be met.
- (h) In all zoned districts, where a swimming pool is an approved accessory to a primary residence or other structure, there shall be provided around the perimeter, an enclosed fence with a minimum height of four (4') feet, with all gates provided being self closing and all vertical or horizontal openings being no more than four (4") inches, which would deter and/or prevent the accidental or unauthorized use of said swimming pool. Fences, which enclose the rear yard of the property, shall be approvable if they totally secure that area in and around the swimming pool structure.

### PERMITTED AND SPECIAL USES (SU):

#### Residential Uses

bed and breakfast inns  
dwelling, conventional or modular:  
    single-family detached  
family care home (5 or less)  
home occupation, customary  
mobile home park (SU)  
planned unit developments (SU)

#### Recreational Uses

associations or organizations;  
    social & fraternal, clubs, lodges (SU)  
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

#### Educational & Institutional Uses

churches, synagogues & other  
    associated activities  
governmental offices & facilities  
orphanages  
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 (SU)  
internal service facilities,  
    incidental to permitted uses,  
    including cafeterias, day care

facilities, snack bars, pharmacies, optical stores & similar retail activities when conducted solely 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

**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)  
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)

**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