

R-12.5 Residential District

The R-12.5 Residential District is established for medium density residential development with some limited public, semi-public, and passive recreational uses permitted when they are compatible with medium 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	12,500	80'	35'	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.
- (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

dwelling, conventional or modular:
 single-family detached
 family care home (5 or less)
 home occupation, customary
 planned unit developments (SU)

Recreational Uses

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
 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
 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