

- B. The use is commonly associated with the operation of the permitted use;
- C. It is operated and maintained under the same ownership and on the same lot as the permitted use.
- D. It does not include structures or structural features inconsistent with the permitted use;
- E. The gross floor area of a separate, detached structure from a permitted use shall not exceed the gross floor area of the permitted use;
- F. It does not include residential occupancy.

**D. R-4 Mobile Home Residential District**

The district is intended for mobile homes, including subdivisions specifically designed for manufactured and mobile housing.

**Permitted Uses**

- 1. Mobile Homes
- 2. Single family dwelling, including conventional, manufactured, modular units, and mobile homes

**Conditional Uses**

The following uses may be allowed upon review and approval of a conditional use permit by the Town Planning and Zoning Commission and Town Council. The requirements of Article 8 of this title must be met.

- 1. Mobile home park
- 2. Public utility structures
- 3. Churches

**Accessory Uses**

A use that complies with all of the following may be operated as an accessory use to a permitted use in the R-3 district:

- A. The use is clearly incidental and secondary to the operation of the permitted use;
- B. The use is commonly associated with the operation of the permitted use;
- C. It is operated and maintained under the same ownership and on the same lot as the permitted use.
- D. It does not include structures or structural features inconsistent with the permitted use;
- E. The gross floor area of a separate, detached structure from a permitted use shall not exceed the gross floor area of the permitted use;
- F. It does not include residential occupancy.

**§ 5.3 BULK REGULATIONS FOR RESIDENTIAL ZONING DISTRICTS**

<b>Zoning District</b>	<b>Minimum Lot Size</b>	<b>Minimum Setbacks</b>	<b>Maximum Height</b>
R-1	7,000 square feet	Front: 25' *Side: 10' *Rear: 20' for permitted use 5' for accessory structures *There shall be a minimum of 10' between buildings on the same or adjacent lots	35'
R-2	5,000 square feet (single family and duplex) 3,500 square feet (twin homes and townhouses)	Front: 25' *Side: 5' *Rear: 10' for permitted use 5' for accessory structures *There shall be a minimum of 10' between buildings on the same or adjacent lots	35'
R-3	5,000 square feet, plus, 1,500 square feet for each unit in a multi- family dwelling with 3 or more units	Front: 25' *Side: 5' *Rear: 10' for permitted use 5' for accessory structures *There shall be a minimum of 10' between buildings on the same or adjacent lots	35'
R-4	4,000 square feet for each space in a mobile home park or subdivision; 5,000 square feet for all other dwellings	Front: 25' *Side: 5' *Rear: 5' for permitted use 5' for accessory structures *There shall be a minimum of 10' between buildings on the same or adjacent lots	35'

(Amd. 12-2009 9/2009)