

## **12.21-7 R-7 SUBURBAN TWO-FAMILY AND THREE-FAMILY RESIDENTIAL DISTRICT**

### **(a) Primary Purpose and Characteristics**

The R-7 Suburban Two-Family and Three-Family Residential District is intended to provide for two-family and three-family residential development in areas where public sanitary sewage facilities are not available, and densities do not exceed 1.1 dwelling units per developable net acre for two-family development and 1.3 dwelling units per net acre for three-family development.

### **(b) Principal Uses**

- 1 Community living arrangements having a capacity of eight or fewer persons and which shall be in conformance with all state statutory requirements
- 2 Essential Services
- 3 Foster family homes having less than four foster children and not exceeding eight total occupants and are in conformance with all state statutory requirements
- 4 One two-family dwelling or one three-family dwelling

### **(c) Accessory Uses**

- 1 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
- 2 Home occupations and professional home offices
- 3 Small wind energy system
- 4 Solar energy system
- 5 Swimming pools and spas (see also section 12.17) (8/6/02)
- 6 Fences (see also section 12.15) (8/6/02)
- 7 Decks and Patios (see also section 12.18.3)

### **(d) Conditional Uses (see also section 12.29-8)**

- 1 Community living arrangements having nine but not more than 15 persons and in conformance with all state statutory requirements
- 2 Model two-family homes and model two-family condominiums and related temporary real estate sales office located within the model unit
- 3 Utility substations

### **(e) Lot Area and Width**

- 1 Lots shall have a minimum area of 80,000 square feet for a two-family dwelling, and a minimum area of 100,000 square feet for a three-family home
- 2 All lots shall be not less than 150 feet in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 75 feet of frontage provided there is at least 150 feet of width at the required building setback line

### **(f) Building, Height, Area and Design Standards (9/5/06)**

- 1 No building or parts of a building shall exceed 35 feet in height
- 2 The total minimum floor area of a two-family residential structure shall be 2,000 square feet or 1,000 square feet per unit. The minimum first floor area of the structure shall be 1,500 square feet.
- 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof

pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)

(g) Yards

- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State, and County Trunk high-ways and not less than 40 feet from the right-of-way of all other roads. (8/6/02)
- 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
- 3 Side yard - not less than 20 feet in width on each side of all structures
- 4 Rear yard - not less than 25 feet.

(h) Authorized Sanitary Sewer System

- 1 On-site sewage disposal absorption system