

permit under the procedure, criteria, and standards of Article XIV.

- (1) Boarding, lodging or rooming house
- (2) Child care center-providing care to thirteen or more children
- (3) Nursing homes
- (4) Public parks, playgrounds and community centers
- (5) Public and semi-public buildings
- (6) Public, private and parochial schools that do not meet the locational standards in Section ~~10-11(b)~~
- (7) Places of worship that do not meet the locational standards in Section ~~10-11(b)~~
- (8) Agricultural uses and crop cultivation subject to Nuisance Ordinance criteria and Section-9 10 requirements
 - (i) Gardens and greenhouses for commercial purposes
- (9) Mixed-use development (a residential use with another permitted use or commercial use), subject to locational and design standards in Article VIII, Section M.

d. Prohibited Uses

- (1) All uses not listed as permitted, accessory, or conditional ~~are prohibited~~

3. Driveway Limitations in the Traditional Residential District

- a. In the Traditional Residential District, driveways shall be limited to a maximum of one (1) per dwelling. One driveway shall be allowed for each unit of a duplex. A single driveway cannot be used by more than one dwelling.

Exception: A single driveway can serve one dwelling in addition to an approved accessory dwelling unit.

4. Minimum Lot Requirements

- a. For properties not served by sanitary sewers, the minimum lot requirements shall be as follows:

Number of Units	Sq. Ft./lot	Min. Width	Max. Lot. Coverage.
Single Family <u>Duplexes</u>	10,000	<u>50 ft., 55 ft. for corner</u> <u>lots</u>	30%

~~C-1~~
~~Number of Units~~ ~~Sq. Ft./lot~~ ~~Min. Width~~ ~~Max. Lot. Coverage~~
 Single Family 10,000 60 ft. 30%

- b. For properties served by sanitary sewers, the minimum lot requirements shall be as listed below:

~~Number of Units~~ ~~Min. Sq. Ft./lot~~ ~~Min. Width~~ ~~Max. Lot. Coverage~~
 Single Family detached 7,5000 60 ft. 30%
 And manufactured home

On a lot.

Duplex 8,000 65 ft. 35%

Number of Units	Sq. Ft./lot	Min. Width	Max. Lot. Coverage.
Single Family detached and Manufactured home on a lot	<u>6,000</u> inside historic district <u>5,000</u> outside of historic district	<u>50 ft. for interior lots.</u> <u>50-6055 ft. for corner lots.</u>	<u>40%</u>
Duplex	<u>7,000</u>	65 ft.	<u>50%</u>

5. ~~Minimum~~ Residential Density Standards

The following density standards apply to all new development where sanitary sewer is available. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing.

a. ~~The maximum density permitted on any parcel in the Traditional Residential District shall be nine dwelling units per acre. The maximum density limitation does not apply to accessory dwelling units, cottage housing, or residential uses as part of a mixed-use development.~~

b. ~~a—When lots are created through a land division, or site development is proposed for four or more dwelling units, a minimum density of 65 60% percent of the maximum density (or 5.4 4.8 dwelling units per acre) is required. permitted by the zone is required for all residential units, except that this standard does not apply to the following developments. Gross acres are used to calculate density. (Minimum density calculations are based on net density. See density calculations definition.) This standard does not apply to the following developments:~~

- (1) Partitions;
- (2) Subdivisions of parcels totaling 20,000 square feet or less;
- (3) Lot line adjustments;
- (4) Bed and Breakfast inns; and
- (5) Development on physically constrained sites, where lot configuration, access limitations, topography, significant trees, wetlands or other natural features prevent development at the minimum density.

c. ~~b.~~ The density standards may be averaged over more than one development phase (i.e., as in a master planned development).

d. ~~e.~~ Duplexes used to comply with the density standard shall be so designated on the final subdivision plat.

e. ~~d.~~ The residential density standard of the Residential District does not apply to (a) accessory dwellings, due to the small size and low occupancy level of the use, or to (b) cottage housing.

6. Minimum Yard Requirements.