

SECTION 17 - RG-35 GENERAL RESIDENTIAL DISTRICT (3,500 sq. ft.)

The purpose of this district is to permit high density residential development in areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for the inhabitants.

17.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the General Residential District (RG-35):

- 17.1.1 Publicly-owned and operated parks, playgrounds, fire stations, community centers, libraries, and auditoriums; golf courses, tennis clubs, and swimming clubs.
- 17.1.2 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings, towers, or similar public service uses.
- 17.1.3 Multiple family dwellings.
- 17.1.4 Religious facilities, including residences for teachers and religious leaders.

17.2 PERMITTED SPECIAL USES

The following special uses are permitted in the General Residential District (RG-35) with the issuance of a special use permit:

- 17.2.1 Private schools, hospitals, sanitariums, rest homes, nursing homes, convalescent homes and other similar institutions, or charitable institutions.
- 17.2.2 Radio, television and communication towers and transmitters.
- 17.2.3 Sanitariums, rest homes, nursing homes, convalescent homes, and other similar institutions.
- 17.2.4 Single family dwellings.
- 17.2.5 Two-family dwellings.
- 17.2.6 In-Home Child Care Facility
- 17.2.7 Wind Energy Generation Systems
- 17.2.8 Home Occupations requiring licensure from an agency, department or similar governing body.

17.3 ACCESSORY USES

The following accessory uses are permitted in the General Residential District (RG-35):

- 17.3.1 Buildings and uses customarily incidental to the permitted uses.
- 17.3.2 Home occupations.

17.4 HEIGHT AND LOT REQUIREMENTS

17.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 35:

	Lot Area	Lot Width	Front	Side Yard	Street Side	Rear	Maximum Height
Dwelling Single Family**	5,000 sq ft	60'	25'	5'	15'	25'	35'
Dwelling, Two Family **	10,000 sq ft	90'	25'	5'	25'	25'	35'
Dwelling, Multi-Family	10,000 sq ft*	100'	25'	(***)	25'	25'	45'
Other Permitted Use	-----	70'	25'	10'	25'	25'	45'
Accessory Buildings	-----	-----	50'	5'	25'	8'	17'

* Plus 3,500 sq. ft. per family unit.

** By Special Use Permit.

*** For multi-family units the side yard shall be 10 feet if it is a 3-story structure, and 2 feet additional side yard on each side shall be provided for each story in excess of 3 stories.