

## ARTICLE III DISTRICT USE REGULATIONS

### SECTION 3.1 ONE FAMILY RESIDENTIAL DISTRICTS: R-A, R-30, R-18, R-1 2.5, R-10, R-7. 5 AND R-5

**3.1.1 Permitted Uses:** Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in One Family Residential Districts.

**3.1.1.1** One family detached dwelling, provided that the minimum required ground floor area shall be not less than 625 square feet and the minimum required total floor area shall not be less than 900 square feet.

- (1) Family day care home as licensed by the State of Connecticut.
- (2) Adult group day care home which houses four or fewer developmentally disabled persons and necessary staff as licensed by the State of Connecticut.

**3.1.1.2 Earth Sheltered Dwellings:** Subject to Site Plan Approval in accordance with ARTICLE VII, Earth Sheltered Dwellings shall be fully or mostly recessed with not more than two fully exposed sides excluding the roof (see definition).

Applicants electing to construct this type of single family residence shall include with their application, in addition to those requirements of Section 7.1, the following items:

- (1) Investigation report prepared by a professional engineer (registered in Connecticut) regarding proposed site drainage and the highest seasonal elevation attained by the water table on the site.
- (2) Design of the structure shall be certified by an architect/ professional engineer (registered in Connecticut) at the discretion of the Building Inspector.
- (3) Applicants are, therefore, encouraged to discuss their design plans before applying to the Planning and Zoning Board for Site Plan Approval.

**3.1.1.3** Temporary Trailers or Motorized Homes:

In the event that a single family residence is damaged by any means to an extent which would preclude continued occupancy as determined in writing (by either the Building Inspector or his designees, or the Fire Chief or the Fire Marshal), the owner or former occupants may place a trailer or motorized home on the site for a period not exceeding six months from the date the initial damage occurred which caused the residence to become uninhabitable.

Before being placed on the property, said trailer or motorized home shall require a Zoning Permit. Applicants for approval under this section shall further agree to:

- (1) Locate the temporary trailer or motorized home in compliance with the required setbacks and flood hazard regulations as applicable.
- (2) Receive electricity from the public utility company via a separate temporary electric service. Running the engine of a motorized home to recharge batteries to provide electricity for habitation of the motorized home is prohibited.
- (3) Provide a means of temporary water supply/waste disposal acceptable to the Director of Public Health. The manner in which water is obtained and waste is disposed shall not cause a public nuisance.

**3.1.1.4** Farms, as defined herein.

**3.1.1.5** Truck Gardens, Nurseries or Garden Centers, subject to Site Plan Review in accordance with ARTICLE VII, herein, and subject to the following:

- (1) Provided that only produce raised or grown on the premises is sold therefrom;
- (2) The sale by a nursery or garden center of plants, flowers and shrubs started elsewhere, but sold from an enclosed greenhouse, shall be allowed;
- (3) The lot size shall be not less than three (3) acres;
- (4) The buffer strip of not less than thirty (30) feet in width shall be provided adjacent to a residential district.

**3.1.1.6** Cluster Developments shall be permitted in R-A, R-30, R-18 and R-12.5 Residential Districts only in accordance with Section 5.9 herein.

**3.1.1.7** Accessory Apartments: It is the intent of this section to preserve/maintain the character of existing single-family neighborhoods, but at the same time recognize that certain family members related by blood, marriage or legal adoption may need the support and close physical proximity of other family members, yet desire the ability to maintain their own semi-independent living space. For this reason, an accessory apartment is allowed under the following conditions:

A single-family dwelling may have a portion converted for use as an accessory apartment, which can include kitchen facilities. For purposes of this Regulation, the term converted shall mean either completely within an existing principal building or added to the already existing principal building. Both dwelling units shall be attached by a common wall, floor, ceiling with access through a common living space from the main house and cannot be attached by a breezeway, porch, deck or garage and must be contained as one building. No accessory apartment application shall be accepted unless the property is in compliance with all current lot requirements. Applicants must provide a current A-2 survey, and full floor plans and full elevation views of the entire structure.

Including the aforementioned, all Accessory Apartments shall conform to the following requirements:

- (1) In no instance shall an accessory apartment have its own doorway on the front of the dwelling. Any existing doorway other than the main front door to the dwelling shall be removed if it provides exclusive ingress and egress to the accessory apartment. Any new means of ingress and egress if required will be provided at the rear of the house or accessory apartment.
- (2) No single-family dwelling can contain more than 1 accessory apartment. Non-conforming lots with more than 1 single family dwelling are prohibited from having an accessory apartment in any structure.
- (3) The dwelling shall be owner-occupied during the entire duration of the Permit.

- (4) One portion of the dwelling is to be occupied by a person related by blood, marriage or legal adoption to one or more family members related by blood, marriage or legal adoption living in the other portion of the dwelling.
- (5) The proposed accessory 800 square feet as measured from the exterior walls. Staircases providing exclusive access to the accessory apartment will be counted toward calculating the 800 Sq. ft. limit. Exterior patios, decks and porches without roofs will not be included toward calculating the 800 sq ft. limit.
- (6) The accessory apartment shall be accessible to and from the main dwelling.
- (7) The accessory apartment shall utilize the existing dwelling's driveway and utilities; i.e., electric, gas, water; and, if applicable, single mailbox. Separate utilities including but not limited to heating systems, electrical service, water service and gas service are prohibited.
- (8) Kitchen facilities consist of individual units of refrigerator, stove and sink and associated cabinetry, counters, and the related electrical and plumbing hook-ups. All shall be removed when the permit expires and/or not renewed, or when the property is sold except as provided in 3.1.1.7 (13) below.
- (9) No accessory apartment shall be utilized for income purposes.
- (10) The Permit shall expire 3 years from the date the application is approved by the Planning and Zoning Office. The applicant may, at least 2 months prior to the three-year expiration date, apply to extend the previous approval for an additional 36-month period. Proof in a form acceptable to the Planning and Zoning Office will be provided by the applicant verifying the relationship of the family member occupying the apartment to the property owner residing in the house.
- (11) If requested by the Planning and Zoning Office, The applicant will allow the dwelling to be inspected for compliance with these regulations.
- (12) If the Permit expires or the property is to be sold before the 36-month termination date, the seller shall, at his or her expense, remove all kitchen facilities.

- (13) If the property is to be sold before the permit issued pursuant to this section expires, the kitchen facilities may remain provided that the new owner(s) apply for and are granted a new permit for the accessory apartment pursuant to these regulations before occupancy commences.
- (14) Any previously approved but non-conforming accessory apartment shall be removed upon the sale or transfer of property ownership, unless the dwelling and apartment are brought into compliance with these regulations.
- (15) A numeric address of at least 5" in height must be affixed to the main dwelling. A separate numeric address for the accessory apartment is prohibited.
- (16) Upon expiration and/or non-renewal of the permit, the property owner is required to notify the Planning and Zoning Office to inspect and certify removal of the accessory apartment.
- (17) Application to the Zoning Board of Appeals to vary any part of 3.1.1.7 shall be prohibited.
- (18) Accessory apartments greater than 800 sq. ft. are prohibited.

**3.1.2 Special Uses:** Subject to all other applicable provisions and limitations of these Regulations, the Board may permit the following building and uses, subject to Special Permit, Special Exception (as specifically noted), and Site Plan Approval in accordance with ARTICLE VII, herein.

**3.1.2.1** Boarding houses subject to the following conditions and safeguards:

- (1) The owner shall reside therein.
- (2) A Certificate of Zoning Compliance with all applicable provisions of the State and City Building, Housing, Health and Sanitation Codes and Ordinances shall be obtained from the proper official for each dwelling unit and rooming unit.

**3.1.2.2** Group day care home or adult group day care home, as defined.

**3.1.2.3** Public or Parochial Schools.

**3.1.2.4** Private Non-Profit Schools.

**3.1.2.5** Private non-profit or charitable organizations, subject to the following conditions and safeguards.

- (1) The lot shall be at least three (3) acres.
- (2) The lot shall be located on an arterial street or major collector.
- (3) All buildings and parking areas, except those existing and approved for use under this section, shall be set back at least 50 feet from all street and lot lines.
- (4) Only the principal building may have provisions for private kitchens, snack bars or similar accessory uses.
- (5) Outdoor public address systems shall be prohibited.
- (6) The site shall be suitably landscaped in accordance with Article V, Section 5.14. The Board may require a suitable buffer strip to minimize visual impact upon the surrounding residential area.
- (7) Lot coverage of up to 50% may be allowed for these uses.
- (8) Any retail activities shall be accessory to the principal purpose of the property.

**3.1.2.6** Churches or religious institutions.

**3.1.2.7** Public charitable institutions.

**3.1.2.8** Public or private hospitals, subject to the following conditions and safeguards:

- (1) The lot area for each eight patient beds shall not be less than the minimum required lot area of the applicable Zoning District.
- (2) The lot shall have direct access from an arterial street.

**3.1.2.9** Convalescent home, nursing home or rest home, subject to Special Exception and in accordance with Article VII, Section 7.3, herein.

**3.1.2.10** Libraries or community centers.

**3.1.2.11** Other public buildings.

**3.1.2.12** Cemeteries.

**3.1.2.13** Golf Courses.

**3.1.2.14** Parks, playgrounds or other public facilities.

**3.1.2.15** Beach Clubs, subject to the following conditions and safeguards:

- (1) The lot area shall be at least two acres, except that the Board may permit lots of at least one acre where historic buildings exist and are found suitable for beach club purposes.
- (2) The lot shall have a shorefront location on a navigable, tidal waterbody or watercourse and shall have a sufficiently large shorefront boundary to provide suitable bathing, boating or other water connected activity.
- (3) All buildings, except those existing and approved for use under this section, shall be set back at least 50 feet from all street and lot lines and shall not cover more than 10 percent of the lot.
- (4) Only the principal club building may have provisions for restaurants, snack bars or similar accessory uses.
- (5) All sales of alcoholic liquor shall be prohibited.
- (6) All recreational areas, excluding permissible water connected activities and golf courses shall be set back at least 30 feet from all street and lot lines.
- (7) All parking areas shall be set back at least 30 feet from all street and lot lines and shall not occupy more than 25 percent of the lot.
- (8) The club membership shall be limited by the number of parking spaces provided in accordance with Section 5.1; and the number of bath houses,

lockers, cabanas or similar accessory structures designed to serve individuals shall be limited accordingly.

(9) No more than one single family dwelling may be located on any club site, provided, however, that the dwelling conforms to all the requirements of the zoning district in which it is located. Alternatively, one dwelling unit may be located in the club house for the use of the club manager or caretaker and his family.

(10) Outdoor public address systems shall be prohibited.

(11) The site shall be suitably landscaped in accordance with Article V, Section 5.14. The Board may also require a suitable buffer strip and fence as may be necessary to reasonably safeguard the public health, safety and welfare of the neighborhood.

**3.1.2.16** Private boathouses, landings or docks, subject to the following conditions and safeguards:

(1) The number of boat slips, berths, moorings and similar spaces proposed shall be consistent with the Milford Harbor Management Plan as determined by the Milford Harbor Management Commission, the Milford Coastal Management Plan and the Connecticut Coastal Management Act, where applicable;

(2) The lot owner shall obtain all necessary State and Federal permits prior to constructing such boating facilities;

(3) Such boat facilities shall be designated for the exclusive use of the owner.

**3.1.2.17** Public Utility Buildings or Facilities with completely enclosed service or storage areas.

**3.1.2.18** Communication buildings, stations or towers subject to the following conditions and safeguards:

(1) The lot area shall not be less than five (5) acres.

(2) Any tower shall be set back from all street and lot lines by a distance equal to or greater than the height of such tower.



(3) Any other building, structure or parking area shall be set back at least 50 feet from all street and lot lines.

**3.1.2.19** Removal of or filling with earth products in accordance with the provisions of Section 5.7 herein.

**3.1.2.20** Conversion of an existing building to accommodate a use allowed in the zoning district in which said building is located, subject to the following conditions and safeguards:

(1) The building so converted shall conform, in all respects, to the use, lot and building, and supplementary regulations of the applicable zoning district.

(2) The building so converted shall comply with all applicable provisions of the State and City Building, Housing, Health, and Sanitation Codes and Ordinances, as approved by the proper official.

(3) The building so converted shall be placed in a reasonable state of repair and modernization.

**3.1.2.21** Other related or equivalent principal buildings and uses, which are not specifically listed and are not prohibited, may be permitted by the Board by Special Exception in accordance with Section 7.3.

**3.1.2.22** Accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses shall be approved by the Board in the same manner as a permitted use, unless the Board requires a public hearing.

**3.1.3 Accessory Uses:** The following accessory uses shall be allowed:

**3.1.3.1** A home occupation shall be a use customarily conducted for compensation, only by the occupant(s) of a single family residence.

**3.1.3.2** A home occupation shall adhere to the following standards:

(1) The home occupation shall be conducted by the owner/occupant(s) of a single family dwelling entirely within the confines of the single family residential structure.

(2) There shall be not more than one non-resident employed.

- (3) All work shall be confined to 50% of the cellar or 25% of the first floor of the dwelling.
- (4) A home occupation shall utilize hand tools or appliances customarily found in a residential household.
- (5) Raw materials shall be brought to the dwelling only by the owner/occupant.
- (6) Product(s) that may result from the operation of a home occupation shall not be sold on the premises.
- (7) No raw materials or finished goods shall be stored outside or within any detached accessory building.
- (8) No site or external structural modification/change shall be permitted in order to accommodate a home occupation.
- (9) Home occupation proprietors purporting to adhere to the above standards shall be required to provide written documentation satisfactory to the Zoning Enforcement Officer, whereupon the Zoning Enforcement Officer shall decide whether to issue a Certificate of Zoning Compliance.

**3.1.3.3** Any home occupation which does not meet the standards of Section 3.1.3.2(1) - (9) may be permitted or permitted on a trial basis by the Board by Special Permit, the length of which shall be determined by the Board, provided that it is determined that:

- (1) Excessive traffic shall not be generated, and
- (2) The tranquility of the immediate area shall not be unduly disturbed, and
- (3) The residential character of the site and principal single family structure is not altered.

**3.1.3.4** Poultry coops and area subject to Site Plan approval in accordance with ARTICLE VII, herein, and the following conditions and safeguards:

- (1) Poultry kept on any lot shall not exceed twenty birds, except when on a regularly operated farm, as defined herein.
- (2) All poultry shall be fenced in so that the birds cannot pass or fly to another property.
- (3) An annual review shall be conducted by the Planning and Zoning Board.

**3.1.3.5** Pigeon or dove cotes subject to Site Plan review in accordance with ARTICLE VII, herein, and the following conditions and safeguards:

- (1) Pigeons or doves kept on any residential lot shall not exceed 60 birds.
- (2) Pigeons or doves shall be housed in a structure meeting the yard requirements of principal uses of Section 3.1.4.1.
- (3) All pigeons shall be registered with a national pigeon organization by use of a seamless numbered leg band.
- (4) All grain and food stored for the keeping of pigeons and doves shall be kept in vermin-proof containers.
- (5) Up to 25 pigeons/doves shall be allowed to exercise for up to 3 hours after sunrise and/or 2 hours before sunset.
- (6) An annual review shall be conducted by the Planning and Zoning Board.

**3.1.3.6** Horses or ponies up to five in number may be kept on lots of one acre or more at the rate of one horse or pony per 2/3 acre, subject to Site Plan Approval in accordance with ARTICLE VII, herein. In addition, the keeping of such animals shall be in accordance with the following conditions and safeguards:

- (1) No building for the housing of such animals shall be located closer than 50 feet from any lot line and 100 feet from a street.
- (2) Adequate fencing to confine such animals as follows:

**Figure 1: Fence Setback Requirements from Property Lines  
for Horses and Ponies**

<u>Lot Size</u>	<u>Front Yards</u>	<u>Side Yards</u>	<u>Rear Yards</u>
Under 2 Acres	40'	25'	15'
Over 2 Acres	15'	25'	15'

(3) Stable manure shall be kept in a covered watertight pit or chamber and shall be removed at least once a week during the period from May 1 to October 1 and during other months at intervals sufficiently frequent to maintain a sanitary condition satisfactory to the Director of Public Health.

**3.1.3.7** Private garage with space for not more than one vehicle for each 2,000 square feet of lot area and not exceeding three spaces.

**3.1.3.8** Except on a regularly operated farm as is defined herein, there shall not be more than one commercial type vehicle garaged and it shall not exceed 3/4 ton capacity. (Performing maintenance on vehicles regulated by this section shall be prohibited. Maintenance shall include, but will not be limited to vehicle washing, changing oil, changing tires, tuning engines, etc.).

**3.1.3.9** One camp trailer or camper, as defined herein, except that occupancy of such vehicle is prohibited while located on any lot. No such vehicle shall be located in any front yard or within six feet of any lot line.

**3.1.3.10** During regular school hours only, one school bus in current use for the transportation of Milford school children.

**3.1.3.11** Off-street parking and loading in accordance with Section 5.1 herein.

**3.1.3.12** Signs in accordance with Section 5.3 herein.

**3.1.3.13** Other accessory uses clearly subordinate and customarily incidental to and located on the same lot with the principal use and that will not be hazardous to the public health, safety and welfare.

**3.1.4 Lot and Building Requirements:** Buildings and uses shall comply with all requirements of the applicable Zoning District in the Schedule of Lot and Building Requirements for One Family District in Section 3.1.4.1 herein.

**3.1.4.1 Schedule of Lot and Building Requirements for One Family Residential Districts**

**Figure 2: Lot and Building Requirements for One Family Residential Districts**

	Categories						
	R-A	R-30	R-18	R-12.5	R-10	R-7.5	R-5
<b>Minimum Requirements</b>							
Lot Area (Square Feet)	43,560	30,000	18,000	12,500	10,000	7,500	5,000
Lot Width (Feet)	150	125	100	80	70	60	50
Lot Depth (Feet)	150	135	125	100	100	85	70
<b>Principal Uses</b>							
Front Yard (Feet)	50	50	40	30	25	20	*
Each Side Yard (Feet)	25	20	15	10	10	**	**
Rear Yard (Feet)	50	40	30	25	25	25	20
*Ten feet or the actual front yard setback, whichever is greater; except that the minimum required front yard shall not be required to exceed 20 feet.							
**One side ten (10) feet; other side five (5) feet							
<b>Accessory Structures:</b>							
Side Yard (Feet)	15	15	10	4	4	4	4
Rear Yard (Feet)	10	10	10	5	5	5	5
Distance from dwelling unit = 8 ft. – all residential zones (Sec.4.1.1.4 – No accessory building shall be less than 8 feet from dwelling unit)							
Maximum Height = 15 ft. – all residential districts (Sec. 4.1.1.3. – No accessory building shall exceed 15 feet in height)							
<b>Maximum Permitted</b>							
Bldg. Height Stories	3	3	3	3	3	3	3
Feet (in height)	35	35	35	35	35	35	35
Bldg. Area as % of Lot	15%	20%	25%	30%	35%	40%	45%
Lot Coverage	25%	30%	40%	45%	50%	60%	65%

**3.1.5 Prohibited Uses:** The following uses shall be expressly prohibited.

**3.1.5.1** No addition shall exceed 15' in height which connects to an existing principal use by a one-story open breezeway or lesser structure; nor shall the aforementioned breezeway or lesser structure exceed 12' in length; nor shall the sum total of each floor's square footage (of the addition) exceed 50% of the first floor of the existing principal residence.

**3.1.5.2** The use of an accessory building for residence purposes, except by persons employed by the occupant of the premises for the purpose of household and domestic management of the premises.

**3.1.5.3** The parking or storing of commercial-type vehicles on residential property except as permitted in Section 3.1.3.8, above.

**3.1.5.4** A driveway or similar vehicular easement, not including public streets, in or through a Residential District for access to an office, business or industrial use or zoning district.

**3.1.5.5** No part of any required parking area shall be used for the storage of new or used vehicles for sale or hire, or for the storage of unregistered vehicles.

**3.1.5.6** Home occupational uses such as a clinic, hospital, barber shop, beauty shop, tea room, tourist home, or animal hospital or any other similar use shall not be deemed to be a home occupation.

**3.1.6 Planned Elderly Community for Persons Fifty-Five Years of Age or Older**

**3.1.6.1** In recognition of the unique and special needs of the elderly, this Section is intended to both promote housing choice and to encourage the development of housing alternatives and opportunities for the elderly residents of the City of Milford consistent with current developments in private elderly housing. It is further intended to provide a flexible and workable concept of community living, including the provision, within a single development, of a range of optional nutritional, recreational, housekeeping and health related services, as well as assistance with daily living activities designed to maintain a maximum level of independent living. This Section provides both standards and procedures for the development of a "Planned Elderly Community For Persons Fifty-Five Years of Age or Older" (also referred to in these Regulations as a "Planned Elderly Community"). It is recommended

that the developer of a proposed Planned Elderly Community meet with the staff of the Planning and Zoning Office and with the Planning Subcommittee of the Planning and Zoning Board prior to the submission of an application to give the developer the opportunity to discuss these regulations informally and to ask any questions he or she may have in the interest of avoiding delays and excessive revisions after submission of a formal application.

**3.1.6.2** A Planned Elderly Community shall be designed for and shall be occupied exclusively by persons fifty-five (55) years of age or older, but may include persons less than fifty-five years of age provided that person's spouse meets the minimum age requirement at the time of entry. In order to provide for the safety, health and general welfare of the residents, and a choice of independent, semi-independent and assisted living arrangements, a Planned Elderly Community may consist of a combination of residential housing types, including multifamily units and detached, cluster or attached single family units.

A Planned Elderly Community may offer the following services to its residents who may choose to use any or all of the services:

- (1) Meal service for up to three (3) meals per day;
- (2) Laundry service for personal laundry and linens;
- (3) Transportation service for personal shopping, social and recreational events, health care appointments and similar needs or services;
- (4) Housekeeping services;
- (5) Maintenance service for residents, living units, including chore services for routine domestic tasks; and
- (6) Community areas suitably equipped and laid out to address the social and recreational needs of the residents;
- (7) Assisted living services as defined by the Connecticut Department of Public Health.

In addition to the foregoing services, a Planned Elderly Community may contain additional facilities or accessory uses to provide other services for the safety, health and general welfare and convenience of the residents.

**3.1.6.3** Qualifying Standards: No tract of land shall be considered for a Planned Elderly Community unless it meets the following minimum standards:

- (1) The tract shall be located in an R-A, R-30, R-18, CDD-2 or CDD-4 zoning district.
- (2) The tract shall consist of a single lot or a number of contiguous lots to be merged under one ownership or control having a total area of not less than ten (10) acres in the R-A and R-30 and five (5) acres in the R-18, CDD-2 and CDD-4 districts.
- (3) The tract shall have frontage on an arterial or major collector street as shown in the Plan of Conservation and Development, dated September 20, 2002.

**3.1.6.4** Site Development Plan: In addition to the Site Plan elements set forth in Section 7.1.2 of these Regulations, the applications for Special Permit and Site Plan Approval for the establishment of a Planned Elderly Community, shall include a site development plan for the development of the entire tract. The purposes of the site development plan shall be: (i) to show the intent and arrangement of the proposed residential housing types and of the uses to be included in the Planned Elderly Community; (ii) the number, order and timing of development phases if the applicant proposes to develop the tract in phases; and, (iii) the applicant's qualifications to assure the successful completion of such development.

The following shall be required as part of the site development plan:

- (1) A tabulation of proposed buildings and housing units by type, size (number of bedrooms, floor area), ground coverage, and a summary showing the percentages of the tract to be occupied by buildings, parking and other paved vehicular areas, and walkways, and open space, as well as an overall map showing same at a scale of no smaller than 1"=100' with an accompanying A-2 survey map of the entire tract.
- (2) Descriptive material providing information in narrative form about the developer, the developer's experience in building elderly or multi-family housing, the name of the architect, engineer, and landscape architect, if any, and any other pertinent information the Board may request.



- (3) Descriptive material providing information in narrative form about the types of services and facilities to be provided as part of the Planned Elderly Community. The site development plan should also include a description in narrative form of the developer's program to interrelate the facilities, services and uses, as well as a proposed marketing plan, i.e. will the dwelling units be sold, rented, etc.
- (4) A general description of the tract in question and surrounding areas, describing the degree of compatibility of the proposed use with the existing neighborhood and roadway network.
- (5) An evaluation of the probable impact of the proposed development on the services, facilities and environment of the City of Milford.
- (6) A description of the transportation plan and a traffic impact study.
- (7) A landscaping plan showing all grading, drainage, fences, walls, exterior lighting, signage, shrub and tree plantings, and other landscaping features.

**3.1.6.5 Design Standards:** The following standards shall apply to the design and development of a Planned Elderly Community.

- (1) The maximum number and designation of all units by type shall be determined by allocating the total area of the tract of land in accordance with the following schedule:
  - (a) 1,000 square feet per one bedroom or efficiency unit; and
  - (b) 2,000 square feet per two-bedroom unit.
- (2) The maximum building coverage shall be twenty five percent (25%); maximum lot coverage shall be sixty percent (60%).
- (3) The minimum size of the living area of each type of unit shall be determined in accordance with the following schedule:
  - (a) Two-bedroom Units - 900 sq. ft. minimum;
  - (b) One-bedroom Units - 800 sq. ft. minimum;
  - (c) Efficiency Units - 450 square feet per unit minimum.

(4) No building shall extend within less than fifty (50) feet of any street line, fifty (50) feet of any sideline and fifty (50) feet of any rear line. No free standing garage shall extend within less than fifty (50) feet of any street line.

(a) No building shall exceed three (3) stories or forty (40) feet in height.

(5) Parking spaces shall be provided in accordance with Section 5.1, Parking & Loading Regulations.

All parking spaces shall meet the requirements of Section 5.1 of these Regulations and shall not extend within fifteen (15) feet of any street line. Driveways for the exclusive use of a particular unit shall be deemed to be a parking space provided said private driveway shall be at least twenty five (25) feet in length.

(6) Signs shall be in accordance with Section 5.3, herein.

(7) All utilities shall be underground.

(8) Buildings shall be designed in such a manner that their physical dimensions, configuration, articulation and style shall be compatible with the lot and in harmony with the general character and appearance of the surrounding area and of the managed residential community. No residential building shall exceed a length of one hundred sixty (160) feet, and no exterior wall of such building shall exceed fifty (50) feet in length in an unbroken plane, without an offset of at least five (5) feet, unless design considerations, as determined by the Board, make this requirement impractical. Separate residential buildings may be connected by fully or partially enclosed links, containing community and ancillary services only. Such links shall not be considered when computing the maximum length of a residential building.

(9) Public sanitary sewers shall be required.

(10) A Planned Elderly Community shall include one or more community area or areas suitably designed and equipped to meet the social, interactional and leisure time needs of the residents of the Planned Elderly Community. The community area or areas shall total a minimum of twenty five (25) square feet per bedroom, and shall be conducive to

activities such as conversational seating, quiet areas for reading, television viewing, table games and puzzles, and provide space for other recreational programs and social activities; but shall exclude areas such as kitchen facilities, administrative offices, storage and other areas typically not used by residents for social or recreational events.

- (11) The Planned Elderly Community shall provide safe and adequate walkways for residents within the development. The applicant shall provide for adequate transportation services for the residents to provide access to necessary community services.
- (12) The Planning and Zoning Board may approve the construction of a Planned Elderly Community in phases as proposed by the applicant.
- (13) When adjacent to a residential zone district RA and R-30, there shall be a landscaped buffer of a minimum of 100 feet. When adjacent to all other residential zone districts, there shall be a landscaped buffer of a minimum of 20 feet or 10% of the lot width for side yards and lot depth for rear yards, whichever is greater.