**Chapter 6**

**Low Density Residential District - LDR**

**Section 6.01 Description and Purpose**

This District is intended for residential uses, and related non-residential uses. The overall purpose of this District is to provide additional housing opportunities by providing a variety of housing options, including single and two family dwellings, and low density multiple family dwellings.

**Section 6.02 Permitted Uses**

Land and/or buildings in the LDR District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 11:

1. Single family dwellings, one (1) per parcel.
2. State licensed residential family care facilities, but not including state licensed residential facilities caring for four (4) or less minors, one (1) per parcel.
3. Family day care homes, one (1) per parcel.
4. Home occupations in accordance with the requirements of Section 3.20.
5. Public parks, playgrounds, and cemeteries.
6. Single family site condominium projects, subject to Site Plan Review in accordance with the requirements of Chapter 11.
7. Roadside stands under two hundred (200) square feet of sales area.
8. Accessory buildings, structures and uses customarily incidental to any of the above Permitted Uses, or Special Land Uses listed in 6.03.

**Section 6.03 Special Land Uses**

Land and/or buildings in the LDR District may be used for the following purposes following review by the Planning Commission as a Special Land use as regulated by Chapter 13: (amended 2011)

1. Two-family dwellings, one (1) per parcel.
2. Roadside stands with two hundred (200) square feet or more of sales area.
3. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
4. Public or private campgrounds.
5. Churches, libraries, and community center buildings.
6. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
7. Migrant Housing, one (1) single family or one (1) two-family dwelling per parcel.

**Section 6.04 District Regulations**

No lot, building, or structure, nor the enlargement of any building ~~of~~ or structure, shall be hereafter erected unless all of the following requirements are met and maintained in connection with such use of the lot, building, structure, or enlargement.(amended 2011)

|  |  |  |
| --- | --- | --- |
| Front Yard |  | 30 feet |
| Side Yard | Single and Two-Family Dwellings | 60 feet total/  30 feet minimum |
| Side Yard | Nonresidential Buildings | 30 feet |
| Rear Yard |  | 30 feet |
| Building Height |  | 35 feet or 2 ½ stories |
| Lot Coverage |  | 15% |
| Minimum Lot Area | Single Family Dwellings | 1.0 acre |
| Minimum Lot Area | Two-Family Dwellings | 2.5 acres |
| Minimum Lot Area | Nonresidential Uses | 2.0 acres |
| Minimum Lot Width | Single Family Dwellings | 150 feet |
| Minimum Lot Width | Two-family Dwellings | 200 feet |
| Minimum Floor Area | Single and Two-Family Dwellings | 960 square feet GFA/600 square feet GFA on ground floor |