

Single-Family (R-12 and 12A)

1. Permitted Uses:

- a. Single Family Detached Housing.
- b. Places of worship including parish house and classrooms. (See § 18-905 for regulations in addition to Subsection 5 below.)
- c. Public and private schools in accordance with the requirements of § 18-906 and the bulk standards below.

2. Conditional Uses (See Article X)

- a. Public buildings of a governmental or cultural nature but not including warehouses and workshops.
- b. (Reserved)^[3]

[3] *Editor's Note: Ordinance No. 2013-79 was repealed by Court Order on June 2, 2017 deleting commercial uses on properties with frontage County Route No. 526.*

3. Accessory Uses:

- a. Private residential garages.
- b. Sheds.
- c. Greenhouses.
- d. Private Swimming Pools.
- e. Home occupations, provided that the sum of all such uses in a dwelling complies with the following standards:
 - (1) The home occupation may not employ more than two people at any one time who are not a member of the household residing in the dwelling.
 - (2) The home occupation shall primarily be conducted in a manner that does not bring more than one client at a time to the premises.
 - (3) The residential character of the exterior of the structure appearance shall not be compromised.
 - (4) Not more than 25% of the total floor area of the dwelling may be devoted to the home occupation use.
 - (5) There shall be no outdoor storage or display of materials, products or equipment.
 - (6) One off-street parking space must be provided in addition to those required for the dwelling if a non-resident person is employed in conjunction with the home occupation use.
 - (7) Deliveries are permitted by way of UPS, FedEx or other similar agencies.

4. Design Regulations for R-12- For all uses except for Places of Worship:

- a. Minimum Lot Area — 12,000 square feet.
- b. Minimum Lot Width — 90 feet.
- c. Front Yard Setback — 30 feet.
- d. Rear Yard Setback — 20 feet.
- e. Side Yard Setback — 10 feet with an aggregate of 25 feet.
- f. Accessory Building:
 - (1) Side Yard Setback — 10 feet.

- (2) Rear Yard Setback — 10 feet.
 - g. Maximum Building Coverage — 30%.
 - h. Maximum Building Height — 35 feet.
- 5. Design Regulations for R-12A- For all uses except for Places of Worship:
 - a. Minimum Lot Area — 12,000 square feet.
 - b. Minimum Lot Width — 75 feet.
 - c. Front Yard Setback — 30 feet.
 - d. Rear Yard Setback — 20 feet.
 - e. Side Yard Setback — 10 feet with an aggregate of 25 feet.
 - f. Accessory Building:
 - (1) Side Yard Setback — 10 feet.
 - (2) Rear Yard Setback — 10 feet.
 - g. Maximum Building Coverage — 25%.
 - h. Maximum Building Height — 35 feet.
- 6. Design Regulations for R-12 - Places of Worship:
 - a. Minimum Lot Area — 12,000 square feet.
 - b. Minimum Lot Width — 90 feet.
 - c. Front Yard Setback — 30 feet.
 - d. Rear Yard Setback — 20 feet.
 - e. Side Yard Setback — 10 feet with an aggregate of 25 feet.
 - f. Maximum Building Coverage — 25%.
- 7. Design Regulations for R-12A - Places of Worship:
 - a. Minimum Lot Area — 12,000 square feet.
 - b. Minimum Lot Width — 75 feet.
 - c. Front Yard Setback — 30 feet.
 - d. Rear Yard Setback — 20 feet.
 - e. Side Yard Setback — 10 feet with an aggregate of 25 feet.
 - f. Maximum Building Coverage — 25%.
- 8. Reduction in Lot Area for Recreation Purposes: In any residential subdivision in the R-12 and R-12A Districts, the minimum lot area and width requirements may be reduced in accordance with the standards and requirements specified in § 18-908.