

d- Same setback and yard requirements as regulated in 'A' zone shall apply.

e- Same height requirements regulating a 'C' zone shall apply.

f- Special development standards: same lot coverage restrictions. Vacation home subdivision regulating a 'C' zone shall apply.

Section 5.600 Residential Zones

Four types of zones are included under this grouping, 'R-1', 'R-2.', 'R-3', and 'R-4'. Intensity of land utilization for residential purposes is permitted to intensify progressively from the first zone to the last.

Section 5.601 Residential Zone 'R-1'

a- Principal permitted uses are:

1. Single-family dwellings
2. Two-family dwellings

b- Accessory uses and structures permitted are:

1. Garage, or other buildings not used as a dwelling, and which is not for rent by any outside non-bona fide resident of the dwelling unit.
2. Private swimming pools and other private recreational facilities.
3. Home occupation as defined in section 2.200.

c- The following area requirements shall apply:

1. Every single-family dwelling shall be located on a single lot of not less than fourteen thousand (14,000) square feet in area. The minimum lot width at the building line shall not be less than one hundred (100) feet.
2. Two-family dwellings or duplexes shall require a minimum lot size of not less than seventeen thousand five hundred (17,500) square feet with a minimum lot width measured at the building line of not less than one hundred twenty-five (125) feet.

d- The following setback and yard requirements shall apply:

1. Front Yards: The minimum front yard setback line shall be fifty (50) feet from the right-of-way line.
2. Side yards: There shall be a minimum side yard on each side of any principal structure of fifteen (15) feet as measured from the property line to the nearest such building. Accessory building or use may be located to within five (5) feet of the side and rear property lines.
3. Rear Yards: There shall be a minimum rear yard building line of not less than twenty-five (25) feet as measured from the rear property line to the nearest building or structure.
4. Corner Lot Yards: The minimum side yard line on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way line. Where the street on the side of a corner lot has lots fronting upon it within the same block and on the same side of the street, the side yard on the corner lot shall be equal to the front yard requirements for lots fronting on the street.
5. Yards for Public and Semi-Public Buildings: all public and semi-public buildings, including accessory buildings, shall have the same front yard required for all other buildings in the same zone. There shall be a minimum side yard and rear yard for such buildings of fifty (50) feet from any lot line.

e- No building or structure shall exceed two and one-half (2 ½) stories or thirty five (35) feet in height.

Section 5.602 Residential Zone, 'R-2'

a- Principal permitted uses include, in addition to those regulated in R-1 zone, tourist homes.

b- Accessory uses and buildings permitted are:

1. The same as regulated in R-1 zone.
2. Renting or sleeping rooms, three (3) being the maximum number of people to be sheltered in such a building.