

**SECTION 8**  
**AGRICULTURAL & RESIDENTIAL DISTRICT (R-2)**

Areas are not likely to be served by public water and sewerage require large residential lots.

**8.1 PERMITTED USES**

- 1) Customary agricultural use, including the keeping of domestic farm animals in buildings and structures not less than 200 feet from any neighboring property line, including commercial stables, breeding farms and riding academies.
- 2) Single-family dwellings.
- 3) Municipal park and playgrounds.
- 4) Fire houses and Ambulance buildings. (Need site plan approval)
- 5) Religious Institutions. (Need site plan approval)
- 6) Roadside stands.
- 7) Cluster housing.
- 8) Home occupations, (Subject to public hearing and site plan review by the Zoning Board of Appeals). (See 14.5.4)
- 9) Family and Group Family Day Care Homes
- 10) Tourist Home

**8.2 USES PERMITTED BY SPECIAL USE PERMIT.**

- 1) All principal uses permitted in the R-1 District subject to Special Use Permit.
- 2) Campgrounds and camps operated as such on an annual or seasonal basis, but not on a temporary or occasional basis.
- 3) Public swimming, tennis and similar clubs operated as such on an annual or seasonal basis, but not on a temporary or occasional basis.
- 4) Public utility uses. (See Transmission Tower Ordinance)
- 5) Veterinary clinics and kennels.
- 6) Airports and landing fields.
- 7) Commercial cemeteries.
- 8) Golf courses.
- 9) Commercial extraction of soil, sand, gravel, peat or stone.
- 10) Saw mills.
- 11) Professional offices.
- 12) Country Clubs.
- 13) Periodic or occasional exhibitions, provided that each exhibition shall be deemed a different use requiring a separate special use permit.
- 14) Antique and craft shops.
- 15) Non-boarding public educational institutions.
- 16) Garages and storage buildings for personal use.

### **8.3 MINIMUM LOT SIZE**

The following minimum lot sizes and coverage shall be complied with by all uses in this District except where the Zoning Board of Appeals requires higher minimum values as a condition for a use variance.

- 1) Minimum lot area shall be 100,000 square feet.
- 2) Minimum lot width shall be 200 feet.
- 3) Minimum lot depth shall be 200 feet.
- 4) Maximum lot coverage shall be 25%.

### **8.4 MINIMUM BUILDING SETBACK DIMENSION**

- 1) Minimum front setback shall be 80 feet.
- 2) Minimum side setback shall be 40 feet.
- 3) Minimum side setback on corner lot shall be 80 feet.
- 4) Minimum rear setback shall be 80 feet.

### **8.5 MAXIMUM BUILDING HEIGHTS**

- 1) Maximum building height shall be 2 1/2 stories not exceeding 35 feet.
- 2) There shall be no height restriction for buildings or structures used for agricultural purposes.