

607. **General Residential District (GR)**

Intent. It is the intent of this section that the General Residential District be established for medium-to-high density residential purposes. These areas need to be served with public water and sewer and have direct access to collector or arterial streets. Medium to high density projects should be designed to insure preservation of the critical areas, to be compatible with the existing development and to discourage any encroachment of commercial, industrial or other uses capable of adversely affecting the charm and residential character of this district.

607.1 Permitted Uses. The following uses shall be permitted in any General Residential District:

- 607.101 Single-family dwellings;
- 607.102 Two-family dwellings;
- 607.103 Multi-family dwellings (including assisted living facilities),
- 607.104 Public buildings, facility or land; and,
- 607.105 Accessory uses, including telephone booths associated with non-residential uses.

607.2 Single Family and Two Family (including garage apartments) Dwelling Requirements. Unless otherwise specified in this Ordinance, single family and two family dwellings shall meet the following requirements:

- 607.201 Front yard setback - twenty-five (25) feet;
- 607.202 Side yard setback - see Article VII, footnote 6;
- 607.203 Rear yard setback - twenty (20) feet;
- 607.204 Minimum lot area:
 - Single family - six thousand (6,000) sq.ft.
 - Two family - eight thousand (8,000) sq.ft.
- 607.205 Minimum lot width at building line - sixty (60) feet; and,
- 607.206 Building coverage shall not exceed thirty- five (35%) percent of the lot.

607.207 A development of more than five (5) two-family buildings with a net density of five units per acre or greater shall have a site plan reviewed by the Planning Commission, approved by County Council and comply with the following. *(Amended Ord. 2011-41)*

607.2071 The applicant shall submit to the Planning Commission, as part of the application, letters addressed to each property owner within four hundred (400) feet of the subject property containing information adequate to notify such owners of the intention to develop, and when and where a public hearing will be held by the Planning Commission. Such letters shall be placed in unsealed, stamped and addressed envelopes, ready for mailing by the Planning Commission. The Planning Commission's address shall appear as the return address on the envelopes. A list of all property owners, as reflected by the tax records, to whom letters are addressed shall accompany the application.

607.2072 The required letters of notification shall be mailed to the affected property owners by the Planning Commission at least 21 days prior to the public hearing. The Commission Staff shall certify the mailing date. Failure to strictly comply with the notification requirements contained in this section shall not render the rezoning of the property invalid.

607.2073 Conspicuous notices shall be posted on the affected property that shall be visible from each public street that borders the property. The notice shall be posted at least fifteen (15) days prior to the public hearing date.

607.2074 Before taking any action, the Planning Commission shall hold a public hearing thereon, notice of the time and place of which shall be published in a newspaper of general circulation in the County at least fifteen (15) days in advance of the scheduled public hearing date. The Commission will then forward its recommendation to County Council for final approval.

607.2075 Such project shall also comply with all other applicable ordinances including, but not limited to signage, access management, parking and buffering requirements.

607.208 Planning staff shall review any request for a development which contains more than one two-family dwelling unit *(Amended Ord. 2008-48)*.

607.3 Multi-Family Requirements. The minimum lot area for a multi-family project shall be at least one acre. The minimum lot frontage shall be at least 150 feet of frontage on an approved street. The lot depth shall be no greater than three (3)

times the lot width. Unless otherwise specified in this Ordinance, multi-family dwellings shall meet the following requirements:

- 607.301 Front yard setback - thirty (30) feet;
- 607.302 Side yard setback - see Article VII, footnote 6;
- 607.303 Rear yard setback shall be twenty (20) feet except where the property adjoins the marsh or ocean, in which case the rear yard setback shall be thirty (30) feet;
- 607.304 There shall be a minimum of twenty (20) feet separation between structures;
- 607.305 At least fifty (50) percent of the lot shall be pervious surface; and,
- 607.306 A multi-family development of more than ten (10) dwelling units with a net density of five units per acre or greater shall have a site plan reviewed by the Planning Commission, approved by County Council and comply with the following: *(Amended Ord. 2011-41)*
 - 607.3061 The applicant shall submit to the Planning Commission, as part of the application, letters addressed to each property owner within four hundred (400) feet of the subject property containing information adequate to notify such owners of the intention to develop, and when and where a public hearing will be held by the Planning Commission. Such letters shall be placed in unsealed stamped and addressed envelopes, ready for mailing by the Planning Commission. The Planning Commission's address shall appear as the return address on the envelopes. A list of all property owners, as reflected by the tax records, to whom letters are addressed shall accompany the application.
 - 607.3062 The required letters of notification shall be mailed to the affected property owners by the Planning Commission at least twenty-one (21) days prior to the public hearing. The Commission Staff shall certify the mailing date. Failure to strictly comply with the notification requirements contained in this section shall not render the rezoning of the property invalid.
 - 607.3063 Conspicuous notices shall be posted on the affected property that shall be visible from each public street that borders the property. The notice shall be posted at least fifteen (15) days prior to the public hearing date.
 - 607.3064 Before taking any action the Planning Commission shall hold a public hearing thereon, notice of the time and place of

which shall be published in a newspaper of general circulation in the County at least fifteen (15) days in advance of the public hearing date. The Commission will then forward its recommendation to County Council for final approval.

607.3065 Such projects shall also comply with all other applicable ordinances including, but not limited to signage, access management, parking and buffering requirements.

607.307 A development of ten (10) multi-family dwelling units or less will be reviewed by Planning staff (*Amended Ord. 2008-48*).

607.4 Townhouses-Special Requirements.

607.401 The regulations, as contained in this subsection, shall be applied to townhouses where permitted in any district in addition to the multi-family requirements.

607.402 Site Plans and Design Criteria:

607.4021 The front of the buildings shall not form long, unbroken lines of row housing, but shall be staggered at the front building lines;

607.4022 No more than six (6) contiguous townhouses nor fewer than three (3) shall be built on a row;

607.4023 No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than twenty (20) feet to any portion of a townhouse or accessory structure related to another group, or to any building outside the townhouse area; and,

607.4024 Insofar as practicable, off street parking facilities shall be grouped in bays either adjacent to streets or in the interior of blocks.

607.4025 A development of more than ten townhouses with a net density of five units per acre or greater shall have a site plan reviewed by the Planning Commission, approved by County Council and comply with the following: (*Amended Ord. 2011-41*)

607.40251 The applicant shall submit to the Planning Commission, as part of the

application, letter addressed to each property owner within four hundred (400) feet of the subject property containing information adequate to notify such owners of the intention to develop, and when and where a public hearing will be held by the Planning Commission. Such letters shall be placed unsealed, stamped and addressed envelopes, ready for mailing by the Planning Commission. The Planning Commission's address shall appear as the return address on the envelopes. A list of all property owners, as reflected by the tax records, to whom letters are addressed shall accompany the application.

607.40252 The required letters of notification shall be mailed to the affected property owners by the Planning Commission at least twenty-one (21) days prior to the public hearing. The Commission Staff shall certify the mailing date. Failure to strictly comply with the notification requirements contained in this section shall not render the rezoning of the property invalid.

607.40253 Conspicuous notices shall be posted on the affected property that shall be visible from each public street that borders the property. The notice shall be posted at least fifteen (15) days prior to the public hearing date.

607.40254 Before taking any action, the Planning Commission shall hold a public hearing thereon, notice of the time and place of which shall be published in a newspaper of general circulation in the County at least fifteen (15) days in advance of the

scheduled public hearing date. The Commission will then forward its recommendation to County Council for final approval.

607.40255 Such projects shall also comply with all other applicable ordinances including, but not limited to signage, access management, parking and buffering requirements.

607.4026 A development of ten (10) townhouses or less will be reviewed by Planning Staff (*Amended Ord. 2008-48*).

607.5 Net Density Limits For Multi-Family Developments (Excludes Streets)

MINIMUM LOT AREA PER UNIT

<u>Dwelling Unit Type</u>	<u>1 Story Sq.ft</u>	<u># Units Per AC</u>	<u>2 Story Sq.ft</u>	<u># Units Per AC</u>	<u>3 Story Sq.ft</u>	<u># Units Per AC</u>
Efficiency	3,000	14	2,700	16	2,700	16
1 Bedroom	3,600	12	3,000	14	2,700	16
2 Bedroom	4,300	10	3,600	12	3,000	14
3 Bedroom	5,400	8	4,300	10	3,600	12
4 Bedroom	7,200	6	5,400	8	4,300	10

607.6 Conditional Uses. The following uses may be allowed in any General Residential District subject to the provisions set forth:

607.601 Boarding homes, provided that:

607.6011 There shall be a minimum of 1,000 square feet of land area for each rental room;

607.6012 Food service facilities shall accommodate only boarders of the establishment and their guests. Where food service is provided there shall be a minimum of fifty (50) square feet of dining area for each rental room; and,

- 607.6013 There shall be at least one (1) off street parking space per rental room, plus one for each employee.

- 607.602 Utility substations or subinstallations including water towers, provided that:
 - 607.6021 Such use is enclosed by a fence or wall at least six (6) feet in height above finished grade;
 - 607.6022 There is neither office nor commercial operation nor storage of vehicles or equipment on the premises and,
 - 607.6023 A landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.

- 607.603 Amenity, subdivision provided that: *(Amended Ord. 2007-03)*
 - 607.6031 Parking shall be provided at a rate of one half that required in Article XI of the Zoning Ordinance.
 - 607.6032 Adjacent residential properties must be buffered from any recreational amenity other than a passive park which contains no structures. Such buffer shall, at a minimum, be a Type 2 as identified in Article XII of the Zoning Ordinance.
 - 607.6033 The amenity must be owned and maintained by a homeowners association, similar entity or developer and be primarily used by the residents of the subdivision.

- 607.7 Other Requirements.
 - 607.701 All allowed uses shall be required to conform to the standards set forth in Article VII.
 - 607.702 Uses allowed in this district shall meet all standards set forth in Article XI, pertaining to off-street parking, loading and other requirements.
 - 607.703 Signs allowed in General Residential Districts, including the conditions under which they may be located, are set forth in Article X.

607.704 In all multi-family developments, the developer is responsible for providing adequate solid waste storage areas and collection service. The location for these facilities shall be shown on the site plan and approval is required as stated in Subsection 607.306.