

Section 4.4.9. Residential - 60 Zone (R-60)

A. Intent Statement

The intent of the R-60 zone is to provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be allowed under the optional method of development.

B. R-60 Zone, Standard Method Development Standards

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone
1. Lot and Density	
Lot (min)	
Lot area	6,000 SF
Lot width at front building line	60'
Lot width at front lot line	25'
Frontage on street or open space	Required, except as exempt under Chapter 50
Density (max)	
Density (units/acre)	7.26
Coverage (max)	
Lot	35%
Specification for Lot and Density	
a.	Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.
b.	Development with a detached house building type may have to satisfy Section 4.4.1.B, Residential Infill Compatibility.
c.	The lot coverage maximum does not apply to Religious Assembly.
2. Placement	
Principal Building Setbacks (min)	
Front setback	25'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	8'
Sum of side setbacks	18'
Rear setback	20'
Specification for Principal Building Setbacks	
a.	Development may have to satisfy Section 4.4.1.A, Established Building Line.

Section 4.4.9.B. R-60 Zone, Standard Method Development Standards (cont'd)

2. Placement	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone
Accessory Structure Setbacks (min)	
Front setback	60'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	25'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15'
Side setback	5'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	10'
Rear setback, if not otherwise addressed	5'
Specifications for Accessory Structure Setbacks	
a.	In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building.
b.	For any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of 2' of additional setback for each foot of height in excess of 15'.
c.	For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet. A swimming pool is exempt from this limit.
d.	Where the principal building on a lot is a detached house, the cumulative footprint of all accessory buildings on that lot may not exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater. This Subsection does not apply to Section 3.3.3.C, Detached Accessory Dwelling Unit. Buildings for an agricultural use are exempt from this size restriction.

- Where the construction of a pool enclosure would cause the cumulative footprint of all accessory buildings, including the pool enclosure, to exceed 50% of the footprint of the principal building or 600 square feet, whichever is greater, the pool enclosure may be allowed, provided:
1. the pool enclosure, not including the rafters, is translucent or transparent;
 2. the pool enclosure has a height of 8 feet or less;
 - e. 3. the pool enclosure surrounds and covers an inground swimming pool;
 4. the cumulative footprint of all other accessory buildings on the property is less than 50% of the footprint of the principal building or 600 square feet, whichever is greater; and
 5. the cumulative footprint of the pool enclosure and all other accessory buildings on the property does not exceed 1,200 square feet.
- f. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.

3. Height	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone
Height (max)	
Principal building	
- measured to highest point of roof surface, regardless of roof type; or	35'
- measured to mean height between the eaves and ridge of a gable, hip, mansard, or gambrel roof	30'
Accessory structure	20'
Specification for Height	
a.	In development with a detached house building type height may be increased to 40' if approved by the Planning Board in a site plan under Section 7.3.4.

4. Form	
Allowed Building Elements	
Gallery/Awning	n/a
Porch/Stoop	yes
Balcony	yes

- 5. Buildings used for Agriculture Associated with Farming**
- Specification for Buildings used for Agriculture Associated with Farming**
- a. A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except that the maximum building height is 50'.