§ 120-408. Light-Density Residential District (RL).

A. Intent. It is the intent of this district to ensure the proper development of residential areas by encouraging the formation of community units while developing, protecting, and preserving open spaces.

B. Permitted uses. The following uses, as they are defined in Article 3, shall be permitted in the Light-Density Residential District as a matter of right. Refer to Article 5, Performance Standards, or Subsection F, District standards, for additional use information: **[Amended 5-26-2020 by Order 20-048]**

(1) Agriculture.

(2) Building, accessory.

(3) Cemetery.

(4) Child care, family home.

(5) Dwelling, single-family detached.

(6) Dwelling, two-family.

(7) Dwelling, multifamily.

(8) Forestry.

(9) Home Occupation 1.

(10) Home Occupation 2.

(11) Medical marijuana registered caregiver.

(12) Medical marijuana registered caregiver (home occupation).

(13) Place of worship.

(14) Public building.

(15) Sawmill, temporary.

(16) Shipping container.

(17) Use, accessory.

(18) Wireless telecommunications tower and facility.

(19) Solar energy system – roof-mounted, small, medium and large scale. **[Added 8-15-2023 by Order No. 23-150]**

(20) Solar energy system – ground-mounted, small scale. **[Added 8-15-2023 by Order No. 23-150]**

(21) Solar energy system – ground-mounted medium scale. **[Added 8-15-2023 by Order**

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No. 23-150]

C. Conditional uses. The following uses, as defined in Article 3, shall be allowed as a conditional use in accordance with § 120-516. Refer to Article 5, Performance Standards, or Subsection F, District standards, for additional use information.

(1) Assisted living facility.

(2) Bed-and-breakfast inn.

(3) Boarding home for sheltered care.

(4) Hotel.

(5) Nursing home.

(6) Medical office.

(7) Mineral extraction.

(8) Motel.

(9) Public utility facility.

(10) Recreation facility, indoor.

(11) Recreation facility, outdoor.

(12) Retail sales, convenience.

(13) Retail sales, nursery.

(14) Solar energy system – ground-mounted, large scale. **[Added 8-15-2023 by Order No. 23-150]**

D. Prohibited uses. Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.

E. Dimensional standards. The following dimensional standards shall apply in the Light-Density Residential District: **[Amended 12-16-2014 by Order 14-491; 6-9-2020 by Order 20-140]**

(1) Minimum lot size:

(a) Standard: 40,000 square feet.

(b) Conservation subdivision:

[1] All subdivision lots connected to public water: 20,000 square feet.

[2] Subdivision served by wells or a private system: 20,000 square feet.

(2) Net residential density: 30,000 square feet.

(3) Minimum frontage:

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(a) Standard: 150 feet.

(b) Conservation subdivision: 75 feet.

(c) Conservation subdivision, where frontage is entirely on cul-de-sac: 50 feet.

(4) Minimum front setback:

(a) Standard: 30 feet. The minimum front setback of a lot may be reduced to the average setback distance of the existing buildings located on the lots to either side of said lot.

(b) Conservation subdivision: 25 feet.

(c) Nonresidential use: minimum buffers along streets: see § 120-511, Buffer yard. **[Amended 8-15-2023 by Order No. 23-149]**

(5) Minimum side setback: 10 feet.

(6) Minimum rear setback: 10 feet.

(7) Maximum building height: 35 feet.

(a) Agriculture, public buildings, church steeples: no limit.

(8) Maximum building coverage: 20%.

F. District standards. In addition to Article 5, Performance Standards, these standards shall apply to the following uses in the Light-Density Residential District:

(1) Curb cuts. See § 120-522, Curb cuts and driveway openings, in Article 5, Performance Standards, for standards applicable to the Light-Density Residential District.

(2) Dwelling, multifamily. This use shall only be allowed for the conversion of an existing dwelling or accessory building that was in existence prior to May 13, 1986. The following standards shall apply: **[Amended 11-14-2023 by Order No. 23-213]**

(a) No more than three dwelling units shall be erected per lot.

(b) All dwelling units shall have a minimum area of 500 square feet.

(3) Conservation subdivision (see Article 9, Subdivision Review). **[Amended 12-16-2014 by Order 14-491; 6-9-2020 by Order 20-140]**

(a) Conservation subdivisions shall only be permitted on lots with a minimum of five acres of gross land area.

(b) Conservation subdivisions are eligible for a density bonus of 20% to be applied after the net residential density calculation, if the subdivision open space meets the criteria in § 120-911K(6)(d)[2].

(4) Medical office. See § 120-538, Medical office, in Article 5, Performance Standards, for size limitations.

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(5) Buffer requirements for specific nonresidential uses. See § 120-511, Buffer yard, in Article 5, Performance Standards, Table 2 for requirements. **[Amended 8-15-2023 by Order No. 23-149]**

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