

Article 40: Central Residential Area (CRA)

4001 *Uses and Building Types Allowed by Right*

- A. Single-**Family Dwellings** as well as out **Buildings** that are normally considered accessory to this **Use**.
- B. A single Accessory **Dwelling** a maximum of 600 sq. ft. in area may be located on a **Parcel** provided that it can comply with the following standards without modification, and provided that the owner of the **Parcel** resides on the property.
- C. Churches and other **Civic Buildings**.

4002 *Dimensional and Bulk Standards –Single-Family Dwellings:*

Single Family Dwellings shall meet all of the following dimensional and bulk standards:

(See illustrations)

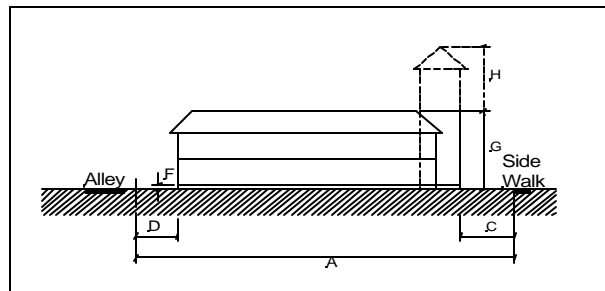
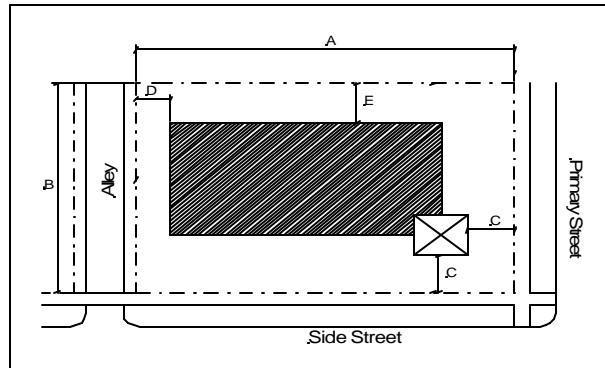
- A. *Parcel Depth* (A) - 100' min.
- B. *Parcel Width* (B) - 40' min.
- C. *Primary Street Setback* (C) (for **Parcel** lines fronting on Broadway, Lincoln, St. Mary's, and Race **Streets** and Stratton Way) - 15' min. and 25' max. from the **Parcel** line.
- D. *Side Street Setback* (D) - (for **Parcel** lines fronting on Madison Ave., Jefferson Ave. Park, Adams, Grove, and Concord **Streets**) - 6' min. from the **Parcel** line.
- E. *Side Yard Setbacks* (E) - 6' min.
- F. *Alley/Rear Yard Setback* (F) - 10' min. from the **Parcel** line.
- G. *Primary Dwelling Height* (G) - 30' max. With a maximum of 2 ½ stories. (1 **Story Dwelling** shall have a 8/12 roof pitch or greater).
- H. *Accessory Building Height* (H) - 25' or the height of the primary **Dwelling** whichever is less.
- I. *Street Front Stoop Height* (I) - 18" min.
- J. *Maximum Building Coverage* - 40% of the **Parcel Area**.
- K. *Maximum Impervious Surface Coverage* - 50% of the **Parcel Area**.
- L. *Off-Street Parking* - 2 spaces minimum per Primary **Dwelling** plus one additional space if an Accessory **Dwelling** is constructed.

4003 *Dimensional and Bulk Standards - Church and Civic Buildings*

Churches and Civic Buildings shall meet all of the following dimensional and bulk standards.

(See illustrations)

- A. *Parcel Depth* (A) - 100' min.
- B. *Parcel Width* (B) - 80' min.
- C. *Street Setback* (C) - 25' max. from the **Parcel** line.
- D. *Alley/Rear Yard Setback* (D) - 15' min. from the **Parcel** line.
- E. *Side Parcel Setbacks* (E) - 15' min.
- F. *Stoop Height* (F) - 2' min.
- G. *Primary Building Height* (G) - 45' max.
- H. *Steeple and Decorative Tower Height* (H) - 75' max.
- I. *Maximum Building Coverage* - 70% of the gross **Parcel Area**

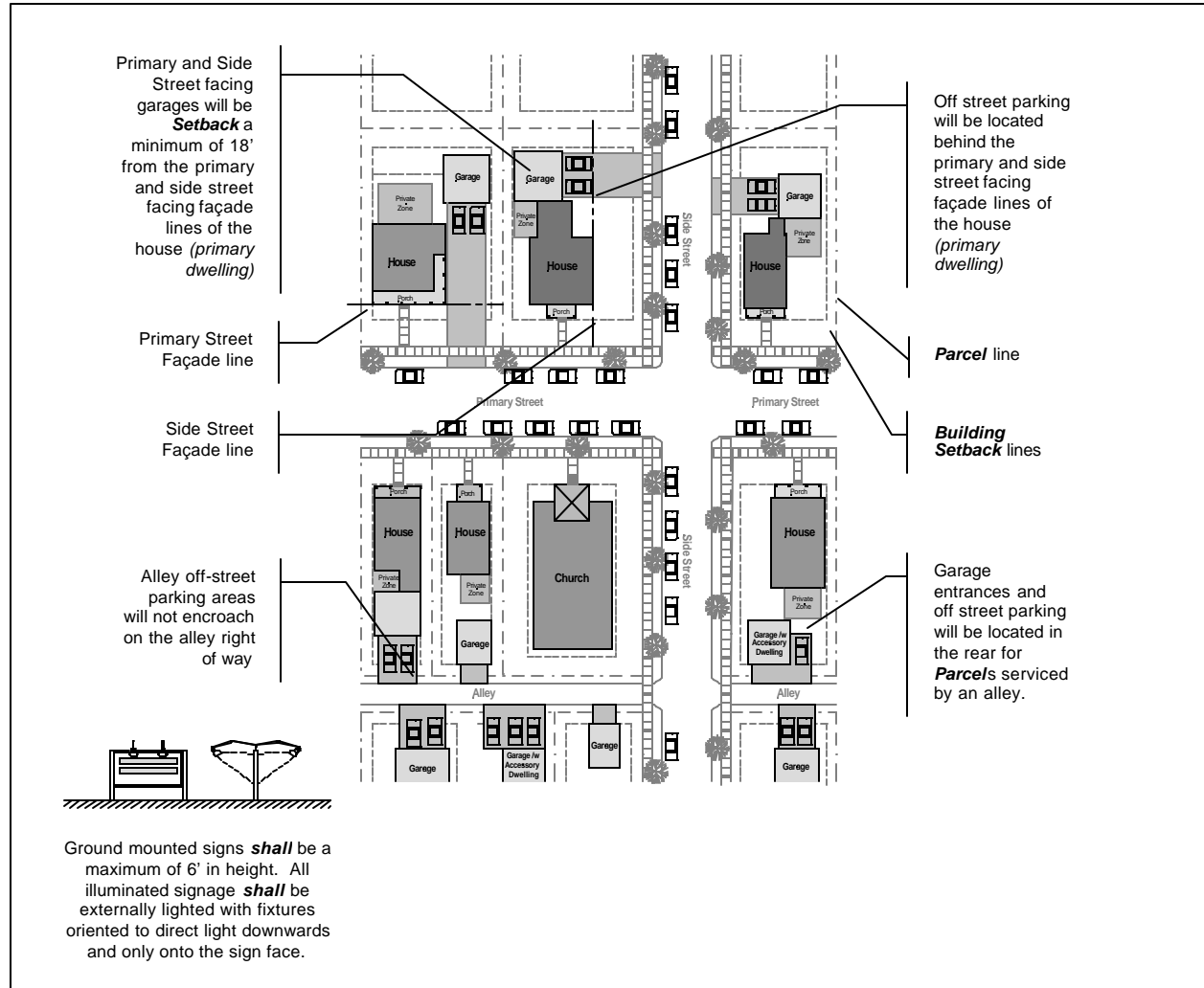


**Church and Civic Buildings
Dimensional and Bulk Standards**

- J. **Maximum Impervious Surface Coverage** - 80% of the gross **Parcel Area**.
- K. **Off-Street Parking** - None required.

4004 *Additional Development and Siting Standards

Developments within the Central Residential Area (CRA) shall meet all of the following development and siting standards.



4005 Special Considerations

Home occupations are allowed as a land use within a dwelling or accessory structure when all of the following conditions, if applicable, are met:

- A. All business activities shall take place inside the dwelling or accessory structure and shall be accessory to the principal dwelling use;
- B. Only residents of the structure may be employed in the business;
- C. Any retail use shall be incidental to the home occupation;
- D. The maximum bedrooms for Bed and Breakfast use shall be three;
- E. Permanent signage shall be limited to a single 1' x 2' non-illuminated sign attached to the dwelling or

accessory structure.

4006 Other Standards

In addition to the requirements of this **Article** the provisions of **Article** 10 of this Ordinance **shall** also apply.

