

## **§13 RESIDENCE A DISTRICT** *Revised 10-09-16*

### **13-1 Purpose**

The purpose of the A District is to allow single-family residences on a minimum 1/2 acre lot. The A District provisions are intended to encourage moderate density residential development for primarily residential and related purposes in areas primarily served by centralized sewerage facilities.

### **13-2 Permitted Uses**

Any use permitted in a Residence AAA District, subject to the same approvals and conditions as specified in §11-2 of these regulations.

#### **13-2.1 Special Permit Uses Subject to Special Conditions**

The following additional use is permitted subject to the conditions provided for in §32 and Special Permit & Site Plan approval in accordance with §43, herein.

13-2.1.1 Small Home Developments.

### **13-3 Area and Shape (See §5 Definitions & §32-18 HRS, also)**

Each lot shall have a minimum area of one-half (1/2) acre (21,780 square feet) and shall be of such shape that a rectangle one hundred (100) feet by one hundred fifty (150) feet will fit on the lot.

### **13-4 Setbacks (See §31-4 through §31-8& §32-18 HRS, also)**

No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from any street line, fifteen (15) feet from any side lot line, or twenty-five (25) feet from any rear lot line.

Entry stairs, platforms and open porches necessary for ingress and egress which are proposed to be added to an existing structure within the Special Flood Hazard Area that will have its first finished floor elevated to at least the Base Flood Elevation, has no basement or cellar below the BFE and in the AE Zone is designed to be fully compliant with §31-11.5.2 (Elevated Buildings) shall be permitted. Structures in the VE zone shall comply with all the requirements in §31-11.3.5. In no case may such structures be less than 5 feet from any property line.

### **13-5 Height (See §32-18 HRS, also)**

No principal building or other structure located north of the railroad tracks shall exceed two and one-half stories (2-1/2) and a height of thirty-five (35) feet. No principal building or structure located south of the railroad tracks shall exceed two (2) stories and a height of twenty-six (26) feet. No accessory building or structure shall exceed one story and a height of sixteen (16) feet, except barns as defined in §11-2.4.7 and permanent and temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8.

Building Height for principal buildings may be increased by up to an additional five feet (Maximum of 31') for an existing or new structure located within the Special Flood Hazard Area located south of the railroad tracks specifically when such structure is proposed have its first finished floor elevated to at least the Base Flood Elevation has no basement or cellar below the BFE and in the AE Zone is designed to be fully compliant with §31-11.5.2 (Elevated Buildings). Structures in the VE

zone shall comply with all the requirements in §31-11.3.5. One additional foot of Building Height as measured from average grade shall be permitted for each foot that the average grade is below the Base Flood Elevation up to a maximum of five feet. Wet flood proofed enclosed spaces below the first floor with a head room of five feet or less shall not be considered a story. (See §5-2 Definition of Crawl Space).

**13-6 Coverage (See §5 Definitions & §32-18 HRS, also)**

The building coverage shall not exceed fifteen percent (15%) of the lot area. Total coverage shall not exceed twenty-five (25%) percent of the area of the lot. Total coverage shall include fifty (50%) percent of the surface area of tennis courts. Permanent and temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8 shall be exempt from coverage.

Entry stairs, platforms and open porches necessary for ingress and egress which are proposed to be added to an existing structure within the Special Flood Hazard Area shall be permitted provided that the first finished floor is elevated to at least the Base Flood Elevation and has no basements or cellars below the BFE and in the AE Zone is designed to be fully compliant with §31-11.5.2 (Elevated Buildings) which would not represent an increase in non-conformity. Structures in the VE zone shall comply with all the requirements in §31-11.3.5. The maximum allowable additional coverage shall be 15 square feet per entrance per foot that the building is to be elevated above average grade to at least the BFE up to a maximum of 225 square feet.

**13-7 Building Area**

No mandatory requirement.

**13-8 Floor Area**

No mandatory requirement.

**13-9 Architectural Design**

No requirement.

**13-10 Signs**

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

**13-11 Parking and Loading**

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

**13-12 Landscaping, Screening and Buffer Areas**

Landscaping, screening and buffer areas for Special Permit uses in accordance with §35 of the Supplementary Regulations.

**13-13 Open Space Subdivision**

Lot area, shape and setbacks for Open Space Subdivisions shall be in accordance with the requirements of §56 of the Subdivision Regulations.