

11-503. Agricultural/Residential Estate (AR)

(1) Intent. The intent of this district is to provide suitable areas for large estate lots and for agricultural uses such as growing of crops, animal husbandry, and similar farm activities characteristic of rural areas. Residential development in this district is characterized by very low density detached single-family dwellings of rural character.

Within the Agricultural/Residential Estate (AR) district, as shown on the municipal zoning map, the following regulations apply.

(2) Uses permitted. (a) Single-family dwellings, excluding mobile homes.

(b) The taking of boarders or the renting or leasing of rooms by the family resident on the premises; provided, that not over fifty (50) percent of the total floor area is used for such purpose.

(c) Customary home occupations conducted within the principal structure, but only by a person resident of the premise; provided, that not more than one person, not a resident of the premises, is employed.

(d) One unilluminated temporary on-site sign not exceeding one hundred (100) square feet in area, with no dimension exceeding twelve (12) feet, at each major approach to a subdivision advertising the sale of houses or lots. The display of such sign shall be limited to a period of one year; any remaining nonconforming sign may be removed by the town at the expense of the owner.

(e) One unilluminated temporary on-site sign, not exceeding sixteen (16) square feet in area, advertising the sale of farm or garden products for the duration of the harvest season.

(f) Other signs as regulated in section 11-905.

(g) Farming uses, excluding the keeping of chickens and pigs.

(h) Accessory uses or structures customarily incidental to the above permitted uses.

(3) Special exceptions. Within the AR District, the following uses may be permitted as special exceptions in accordance with section 11-1106.

(a) Churches and other places of worship.

(b) Planned developments in accordance with additional regulations in section 11-904.

(c) Public and private schools offering general education courses.

(d) Railroad rights-of-way.

(e) Municipal, county, state, or federal uses, except storage facilities.

(f) Cemeteries.

(g) Philanthropic institutions, private clubs except clubs the chief activities of which are customarily carried on as a business, and recreation areas.

(h) Similar uses or structures subject to such conditions as the board of appeals may require in order to preserve and protect the character of the district in which the use is to be located.

(4) Uses prohibited. Uses not specifically permitted or permitted as special exceptions are prohibited.

(5) Lot area, lot width, yards, and building area. The principal structure or structures shall be located to comply with the following requirements.

(1) Minimum required lot area, three acres.

(2) Maximum lot coverage by all buildings, 25 percent.

(3) Minimum required lot width at building line, 300 feet.

(4) Minimum required front yard setback, 175 feet.

(5) Minimum required rear yard setback, 75 feet.

(6) Minimum required side yard setback for side yards not abutting a public street, 50 feet.

(7) Minimum required side yard setback for side yards abutting a public street, 75 feet.

(8) Minimum off-street parking requirements, two per dwelling unit.

(9) Maximum permitted height of structures, two stories (measured from the grade level at the front elevation of the structure) or a total of three stories if a full or partial underground basement level is included, provided that one-half of the perimeter walls of the basement level must be at least 50 percent below grade level. For purposes of this section, a finished or unfinished attic floor with dormer windows shall not be counted as a story. In no event shall the maximum height exceed 52 feet, measured from the lowest ground level of the structure to the highest point of the roof.

(10) Private outdoor lighting, designed and installed not to exceed three foot candles measured at the property line of any abutting property unless the abutting residential property owners agree in writing to higher illumination standards at the time of installation.