

T-R (Townhouse Residential) Fact Sheet

Purpose

To provide for townhouse residential units at a density up to 8 units per acre on properties served by public water and sewer.



Lot Requirements

Minimum Lot Size:	2 acres
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 100 feet on a local street
Minimum Front Setback: (measured from street centerline)	125 feet from an arterial street 90 feet from a collector road 45 feet from a local street 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	40 feet
Minimum Side Setback:	40 feet

10% of the development must be set aside as common space, a portion of which must be improved with active recreation facilities including play equipment suitable for children

Allowed Uses

- Single family detached dwellings
- Two family dwellings
- Townhouses
- Group home
- Conservation area
- Park/recreation field
- **Check for covenants on your property that may further limit the permitted uses**

Limited Uses

- Small scale agriculture
- Ancillary dwelling
- Home occupations
- Minor utilities
- Day care center (fewer than 7 children)