

## SECTION 2.5. LIMITED RESIDENCE DISTRICTS

- A. In Limited Residence Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following:
1. One-Unit Dwelling and with respect thereto any of the purposes authorized in accordance with and subject to the provisions of Section 2.1; in addition, with regard to the multi-unit uses hereinafter provided, the Special Permit Granting Authority may grant a special permit in this district for any other purpose authorized by right or by special permit in Single Residence Districts.
  2. A building or group of buildings operated by a non-profit organization and having three or more independent dwelling units each having a room or suite of rooms with its own bathroom and toilet facilities for occupancy by a Housekeeping Unit consisting of one or more persons at least one-half of whom are 62 years of age or older, such building or group of buildings having separate kitchen facilities for such dwelling units and/or central kitchen and dining facilities for the preparation and serving of meals to residents thereof (but not to the public), and at the option of the owner, lounge rooms for the common use of the residents thereof, also in connection therewith, the parking of automobiles and such other accessory uses as are customary; all subject to conformity with the requirements of the following sub-paragraphs (a) through (h) of this paragraph. For the purposes of this Section the term "non-profit organization" shall mean a corporation foundation or other organization not organized for profit, no part of the net earnings of which inures to the benefit of any private shareholder or individual, and which shall pay real estate taxes on its property, or make equivalent payment in lieu thereof to the Town.
    - a. Minimum Lot or Building Site Area: No such building or group of buildings or other structures shall be erected or placed on a lot containing less than forty thousand (40,000) square feet in area.
    - b. Minimum Lot Area per Dwelling Unit: There shall be provided a lot area of not less than twenty-five hundred (2,500) square feet for each dwelling unit.
    - c. Maximum Building Area (Lot Coverage): No building or addition to any building, including accessory buildings, shall be erected or placed on a lot which will result in the covering by buildings of more than twenty percent (20%) of the lot area.
    - d. Height of Building or Structure: No building shall exceed a maximum of two and one-half (2 1/2) stories of thirty (30) feet in Height.
    - e. Front Yard, Side Yard, and Rear Yard: No building or structure shall be located within thirty (30) feet of any property boundary line abutting a public or private way or within twenty (20) feet of any other property boundary line.
    - f. Parking: Off-street parking shall be provided in accordance with Section 5.17.

- g. Conversion: No conversion of an existing building shall be made without a special permit as provided in Section 6.3.
  - h. Project Approval: The provisions of Section 5.6 shall apply.
3. A building or group of buildings operated as public housing for the elderly, and in connection therewith, the parking of automobiles and such other accessory uses as are customary; all subject to conformity with the following:
- a. Front Yard, Side Yard, and Rear Yard: No building or structure shall be located within thirty (30) feet of any property boundary line abutting a public or private way or within twenty (20) feet of any other property boundary line.
  - b. Parking: Off-street parking shall be provided in accordance with Section 5.17.
  - c. Conversion: No conversion of an existing building shall be made without a special permit as provided in Section 6.3.
  - d. Project Approval: The provisions of Section 5.6 shall apply.

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