

111.2700 SCENIC PRESERVATION DISTRICT ZONING (Ord. Of 08/09/2006)

111.2701 Permitted uses. Uses as permitted in any Residential Zone “R-1” and “R2”.

111. 2702 Prohibited uses. All uses prohibited in the Residential “R-1” and “R2” District, are prohibited in the Scenic Preservation District. A 300ft depth is in effect on both sides of the road in this district.

111.2703 Height and area. The following Height and Area regulations shall apply:

(a) **Front yard:** There shall be a front yard set back of not less than 100 feet. Ingress to the dwelling shall be accomplished via an angled drive. A 70 foot green belt setback is in effect restricting the removal of trees to only dead trees and those needed to provide egress to the dwelling. All utilities to the dwelling shall be underground.

(b) **Side yard:** There shall be two side yards totaling at least 25 feet at the setback line and no side yard shall be less than 10 feet, provided that where a side lot line adjoins a side street, a minimum side yard of 30 feet is required, and or all types of principal buildings, minimum side yards of 20 feet on each side are required.

(c) **Rear yard:** There shall be a rear yard of at least 30 feet.

(d) **Lot area:** There shall be a lot area at least 24,000 square feet.

(e) **Lot width:** The minimum lot width at the setback line shall be 100 feet.

(Amended 11-13-07)