

resources is protected; and protect these areas from inappropriate intensity of development.

2. Permitted Uses:
See Section 4.10 of this ordinance.

4.3.1 Density/Intensity and Dimensional Standards

All residential and nonresidential development in the RC district shall be subject to the following density, intensity and dimensional standards:

RC DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 10 highland acres
MINIMUM LOT AREA	1 acre of highland
MINIMUM LOT WIDTH	135 feet [1]
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	20 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

[1] Minimum lot width for developments occurring along the OCRM Critical Line shall be 175 feet.

Article 4.4 (AG) Agricultural General District

1. Purpose of District:
A district primarily designed to accommodate farms and single family residences situated on large parcels of land on, or in close proximity to properties which are farmed or used for other agricultural or conservation purposes. This district is also intended for large, undeveloped tracts.
2. Permitted Uses:
See Section 4.10 of this ordinance.

4.4.1 Density/Intensity and Dimensional Standards

All residential and nonresidential development in the AG district shall be subject to the following density, intensity and dimensional standards:

AG DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 2 acres of highland [1]
MINIMUM LOT AREA	1 acre of highland
MINIMUM LOT WIDTH	130 feet [2]
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	20/30 feet [3]
Rear	20 feet
OCRM Critical Line Setback	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

[1] Maximum density for developments occurring along the OCRM Critical Line shall be 1 dwelling unit per highland acre.

[2] Minimum lot width for developments occurring along the OCRM Critical Line shall be 150 feet.

[3] Corner lots shall have 30' side setbacks.

*NOTE: Any parcel in an Agricultural General District which is farmed or utilized in conjunction with an active farm of 10 acres or more, may have 2 primary dwellings and allowable accessory uses. This does not permit three (3) or more manufactured homes on any single parcel.

3. Cluster Development:

Cluster subdivisions shall be allowed in the AG district. A cluster development is a residential subdivision in which the lots are allowed to be smaller (in area and width) than otherwise required for conventional development in the underlying zoning district, but in which the overall density cannot exceed the maximum base density limit of the underlying zoning district. Under the cluster development option, a subdivision can contain no more lots than a conventional development (see definition) in the same zoning district, but the individual lots within the development may be smaller than required in a conventional development. Smaller lot sizes within a cluster development are required to be offset by the provision of common open space (see definition) or by a corresponding increase in the size of other lots within the development. All cluster developments shall be permanently restricted from further subdivision. The form of such restriction shall require express approval from the Town. The following standards shall apply:

- A. The overall development shall have a minimum site area of 15 acres of highland;
- B. A minimum of 50% of the original site area of the parent parcel must be provided in common open space. The common open space may be spread throughout the development and should be sited to preserve any significant resources. Prior to recording the

final plat, common open space must be conveyed by leasing, conveying, or retaining title (including beneficial ownership) to a corporation, homeowner's association or other legal entity. The terms of such lease or other instrument of conveyance must restrict the use of the area to open space/recreational uses. The open space may also be dedicated to the Town as public space if the Town accepts the dedication. Parks, open space, and recreation facilities proposed for dedication to the Town, Planning Commission, Town Council, and other governmental entities with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide an environmental assessment), and budgetary and maintenance terms;

- C. All lots within the development shall have a minimum lot area of at least 30,000 square feet of highland;
- D. The overall density of the development shall not exceed one (1) dwelling unit per two acres of highland; and
- E. The minimum conventional development setback, building cover and height standards shall apply.
- F. The total combined acreage of freshwater wetlands, detention ponds, buffers, and utility easements to be used as common open space shall not comprise more than forty percent (40%) of the common open space requirement as stated in this section.

4.4.2 Two Time Subdivision of a Lot of Record Existing Prior to June 22, 2009

A two time subdivision at a maximum density of 1 dwelling unit per highland acre that creates no more than two lots from an existing lot of record (lot(s) existing prior to June 22,2009 may be allowed if each lot resulting from the subdivision meets the minimum lot area requirements and all other requirements of the existing zoning district. Subdivision of any remaining acreage from the parent tract shall comply with all requirements of the existing zoning district, including density, intensity, and dimensional requirements.

Article 4.5 (AR) Agricultural Rural District

1. Purpose of District:
To provide for quiet, livable, low-density residential neighborhoods, and to encourage the formation and continuance of a stable rural residential environment on lots having a minimum lot size of 1 acre.
2. Permitted Uses:
See Section 4.10 of this ordinance.