

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 16 R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT

(a) **Purpose and Intent**

This District is intended to provide for low-density suburban single-family residential development.

(b) **Permitted Uses**

1. Single-family dwellings with a minimum 440 square foot attached garage.
2. The keeping of usual household pets, but not the operation of hobby kennels or hutches unless the lot contains more than three (3) acres.
3. The following accessory buildings and uses, subject to the conditions specified:
 - A. Private garages, when located on the same lot, and not involving the conduct of a business; provided, however, that no private garage shall be erected unless that principal building to which such garage is an accessory use has been erected or is to be erected simultaneously with said garage.
 - B. Private boathouses, provided no living quarters are included in said boathouse. Only one (1) boathouse per lot is permitted. New boathouses are prohibited.
 - C. Barns or poultry houses on lots at least three (3) acres in size, and provided that no building housing poultry shall be closer than fifty (50) feet to any lot line.
4. Home occupations as permitted in the A-3 Agricultural/Residential Estate District.
5. Signs as permitted in the A-3 Agricultural/Residential Estate District.
6. Family Home Day Care.
7. The keeping of poultry/fowl is permitted on any lot, except no poultry/fowl are allowed in a recorded subdivision on lots less than three (3) acres. For lots less than three acres in size the keeping of poultry/fowl shall be regulated so that there shall be no more than four (4) poultry/fowl for the first acre of land, and four (4) poultry/fowl per acre of land thereafter up to three acres. Thereafter the keeping of poultry/fowl shall be regulated so that there shall be no more than twenty (20) poultry/fowl per one (1) acre of land in excess of three (3) acres. The keeping of poultry/fowl shall be done under maximum practical conditions of neatness and sanitation so as not to be detrimental to the surrounding uses. All poultry/fowl shall be kept confined or enclosed and not permitted to run at large in recorded subdivisions. All lands to be utilized for the keeping of poultry/fowl must be under the same ownership.
8. Apiculture as defined in this ordinance [also refer to Section 3(i)(5)(AA)], but not on lots less than one (1) acre in size.

(c) **Prohibited Uses**

1. Adult-Oriented Establishments
2. The keeping of livestock equivalents

(d) **Conditional Uses**

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1. Bed and Breakfast
2. Cemeteries and Mausoleums
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Commercial Truck Parking
5. In Law Units
6. Limited Family Business
7. Private Clubs and Resorts
8. Public and Semi-Public Buildings and Uses
9. Single family residential Planned Unit Developments
10. Communication Towers
11. Antique shops, gift shops, arts and crafts studios
12. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels

(e) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Twenty (20) feet minimum.
3. Shore setback: Seventy-five (75) feet minimum.

(f) **Height regulations**

1. Principal building: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.
2. Accessory building: Fifteen (15) feet maximum.
3. On waterfront lots, no principal building or structure shall contain more than three (3) stories when viewed from the waterfront.

(g) **Area regulations**

1. Floor area:
 - A. Minimum required:
 - i. First floor: One thousand (1,000) square feet.
 - ii. Total: Fifteen hundred (1,500) square feet.
 - B. Maximum F.A.R. permitted: Fifteen (15) percent.
2. Lot size:
 - A. Minimum area: One (1) acre with or without sewer.
 - B. Minimum average width: One hundred fifty (150) feet with or without sewer.
3. Open space: Thirty thousand (30,000) square feet minimum.

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SECTION 17 R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

(a) **Purpose and Intent**

This District is intended to provide for low-density single-family residential development.

(b) **Permitted Uses**

1. Any use as permitted in the R-1 residential district, except boathouses are prohibited.

(c) **Prohibited Uses**

1. Adult-Oriented Establishments

(d) **Conditional Uses**

1. Bed and Breakfast
2. Cemeteries and Mausoleums
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Commercial Truck Parking
5. In Law Units
6. Limited Family Business
7. Private Clubs and Resorts
8. Public and Semi-Public Buildings and Uses
9. Single family residential Planned Unit Developments
10. Communication Towers
11. Antique shops, gift shops, arts and crafts studios
12. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels

(e) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Twenty (20) feet minimum.
3. Shore setback: Seventy-five (75) feet minimum.

(f) **Height regulations**

1. Principal building: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.
2. Accessory building: Fifteen (15) feet maximum.
3. On waterfront lots, no principal building or structure shall contain more than three (3) stories when viewed from the waterfront.

(g) **Area regulations**

1. Floor area:
 - A. Minimum required:
 - i. First floor: One thousand (1,000) square feet.
 - ii. Total: Fourteen hundred (1,400) square feet.
 - B. Maximum F.A.R. permitted: Fifteen (15) percent.

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2. Lot size:
 - A. Minimum area: Thirty thousand (30,000) square feet on public sewer.
One-acre unsewered.
 - B. Minimum average width: One hundred twenty (120) feet on public sewer.
150 feet unsewered.
3. Open space: Twenty thousand (20,000) square feet minimum on public sewer.
30,000 square feet unsewered