

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 18 R-3 TWO FAMILY RESIDENTIAL DISTRICT

(a) Purpose and Intent

This District is intended to provide for single family or two-family attached residential development.

(b) Permitted Uses

1. Any use as permitted in the R-2 residential district, except Family Home Day Care is not allowed in two-family attached dwellings. The keeping of poultry/fowl is permitted on any lot, except poultry/fowl are not allowed in recorded subdivisions on lots less three (3) acres.
2. One two-family attached dwelling, each unit with a minimum of a 440 square foot garage, maximum 600 square foot garage.

(c) Prohibited Uses

1. Limited Family Business
2. Adult-Oriented Establishments
3. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels.
4. Bed and Breakfast
5. Hobby kennels and hutches

(d) Conditional Uses

1. Cemeteries and Mausoleums
2. Churches, Synagogues, and Other Buildings for Religious Assembly
3. Commercial Truck Parking
4. In Law Units
5. Private Clubs and Resorts
6. Public and Semi-Public Buildings and Uses
7. Single and two-family attached residential Planned Unit Developments
8. Communication Towers
9. Antique shops, gift shops, arts and crafts studios

(e) Building location with or without sewer

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 with or without sewer:
 - A. Minimum required:

