

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 19 RM MULTI-FAMILY RESIDENTIAL DISTRICT

(a) Purpose and Intent

This District is intended to provide for single-family residential development (one unit per acre) or two family attached dwellings with or without sewer, or multi-family residential development in accordance with Section 19 (d)7 below and only if the property is served by public sewer. The multi-family density is limited to a maximum of four units per acre and must be served by public sewer. Multi-family residential development in this zoning district existing prior to the adoption of this zoning ordinance is excluded from the requirements listed in Section 19(a).

(b) Permitted Uses

1. Single-family detached dwellings with a minimum 440 square foot attached garage.
2. Single-family attached dwellings, either side-by-side or up-and-down, each dwelling unit having its own attached garage a minimum of 440 square feet in size. More than two attached dwelling units are subject to Section 19(d)7 below.
3. The following accessory buildings and uses, subject to the conditions specified below:
 - A. Detached private garages, if more than two dwelling units are attached to one another, and the garages shall not involve 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. This use requires Town Plan Commission approval of building plans, site plans and a plan of operation.
 - B. A sign pertaining to the lease or sale of any building or land provided such sign does not exceed twenty (20) square feet in area. A sign not exceeding six (6) square feet in area may be maintained by the owner or occupant of any land or building for the purpose of displaying the name of the owner or occupant, or for the purpose of warning against trespasses. All signs shall be in accordance with Chapter 13, Signs, of the General Code of Ordinances (refer to Addendum A).
 - C. Home occupations as regulated in the A-3 District.
 - D. The keeping of usual household pets, but not the operation of hobby or commercial kennels or hutches.
 - E. Private residential outdoor recreational facilities. This use requires Town Plan Commission approval of building plans, site plans and a plan of operation.
 - F. Guest Parking – there shall be one off street guest parking space for every two (2) dwelling units, provided reasonably close to the building(s), to be used exclusively by guests of the residents, unless additional parking spaces are determined to be necessary by the Town Plan Commission. The parking spaces shall be 10' x 20' and shall provide an area to maneuver. This use requires Town Plan Commission approval of building plans, site plans and a plan of operation.
 - G. 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.

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H. 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.

(c) **Prohibited Uses**

1. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels
2. Commercial Truck Parking
3. Limited Family Business
4. In Law Units
5. Bed and Breakfast
6. Adult-Oriented Establishments
7. The keeping of livestock equivalents.

(d) **Conditional Uses**

1. Cemeteries and Mausoleums
2. Churches, Synagogues, and Other Buildings for Religious Assembly
3. Private Clubs and Resorts
4. Public and Semi-Public Buildings and Uses
5. Residential Planned Unit Developments
6. Communication Towers
7. Multi Family Units

(e) **Building location**

1. Setback: Fifty (50) feet minimum with or without sewer.
2. Offset: Twenty (20) feet minimum unless reduced in accordance with Section 4 (h) 20 of this ordinance.
3. Shore Setback: Seventy-five (75) feet minimum with or without sewer.

(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 buildings: Fifteen (15) feet maximum.

(g) **Area regulations**

1. Floor area with or without sewer:
 - A. Minimum required
 - i. First floor one family: One thousand (1,000) square feet per unit.
 - ii. Total - One family: Twelve hundred (1,200) square feet.
 - iii. First floor two families: Nine hundred (900) square feet per unit.
 - iv. Total – Two families: Eighteen hundred (1,800) square feet per unit.
 - v. More than two families: Nine hundred (900) square feet per dwelling unit minimum.

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- B. Maximum F.A.R permitted: Thirty (30) percent.
- 2. Lot size with or without sewer:
 - A. Minimum area: One acre.
 - B. Minimum average width: One family: 150 feet.
Two or more families: 180 feet
 - C. Density is limited to a maximum of four (4) units per acre and must be served with sewer.
- 3. Open space with or without sewer: Minimum four thousand (4,000) square feet per unit.