

## RESIDENTIAL/DISTRICT/SINGLE FAMILY

Uses, by right: Single-family dwelling and customary accessory uses, including buildings for shelter or enclosure of animals or property accessory to use of the lot for single-family residential purposes and fences, hedges, gardens, walls and similar landscape features. Two family dwellings and mobile home existing as of the date of approval of the P.U.D. provided that prior to conveyance of lots 2, 3 or 4 to another party, such uses shall be removed or demolished.

Uses, conditional: Day nursery and school, home occupation.

Uses, special: Studio for conduct of arts and crafts.

Minimum Lot Area: Forty thousand (40,000) square feet. The roadway serving the P.U.D. shall be included in the affected Lot and shall be an easement across such Lot.

Maximum Lot Coverage: Twenty-five percent (25%).

Minimum Setback:

(1) Front yard: (a) arterial streets: seventy-five (75) feet from street centerline or fifty (50) feet from lot line, whichever is greater; (b) local streets: fifty (50) feet from street centerline or twenty-five (25) feet from front lot line, whichever is greater.

(2) Rear yard: Twenty-five (25) feet from rear lot line;