

DESIGNED COMMUNITY RESIDENTIAL ZONE (DCR) SECTION 5.07



Zone purpose: The purpose of the Designed Community Residential Zone (DCR) is to allow for the creation of high-quality, integrated, residential communities, in association with convenient commercial and recreational facilities, which meet the needs of the Town for housing opportunities for persons of varying incomes, lifestyles, ages and needs, and encourages a diversity of residential options which are complementary both with the surrounding area and within each development.

PERMITTED USES PERMITTED AS OF RIGHT

- Dwelling for 1 family only, subject to all
- Farm, except that the raising of livestock shall require a parcel at least five acres in area; and provided that no stable or manure pit is within one hundred (100') feet of any lot line.
- Community Residences for Mentally Ill Adults
- Community Residences for Mentally Retarded Adults
- Forestry activities and related services, upon the issuance of site plan approval by the Commission

SPECIAL PERMITS

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Philanthropic, educational, religious, cemetery, and charitable uses by a duly incorporated non-profit body or governmental unit
- Golf Course
- Commercial livery & boarding stables, riding academies
- Indoor or outdoor recreational facilities, including swimming pools and ponds, tennis, health clubs, skating rinks, and similar health, recreational, and sports activities
- Nursery school/ day care centers
- Governmental services
- Historic and Monument Sites, Parks & Playgrounds
- Agricultural related activities, animal husbandry and horticultural services
- Railroad/ rapid rail transit lines
- Utilities
- Hospital, rest home and convalescent home
- Excavation and fill
- Commercial propagation and growing of flowers, plants, nursery stock, and berries on parcels of land no smaller than 2 acres
- Commercial greenhouses on parcels no smaller than 3 acres
- Commercial dog kennels on parcels no smaller than 5 acres
- Commercial veterinary hospitals on parcels no smaller than 5 acres
- Recreational facilities accessory to schools and places of worship.
- Home Occupations
- Open stands accessory to a farm, subject to the provisions of Section 7
- Two-Family and Multi-Family Dwellings, subject to the
- Recovery and bottling of spring water

*Please see [Section 5 of the regulations](#) for further explanation on all uses listed

DIMENSIONAL REQUIREMENTS

Minimum lot area: 10 ACRES

Lot frontage: 300 FT

Front yard setback: 100 FT

Side yard setback: 100 FT

Rear yard setback: 100 FT

To apply for a permit please click [here](#).