

ARTICLE XI. R-N-C, RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT

Section 11.1 Intent of District.

The R-N-C District is composed of lands and structures primarily residential, but allowing the retailing of commodities and the furnishing of selected services while protecting nearby residential properties from adverse effects of commercial activity.

Section 11.2 Permitted Uses.

1. Schools (public, parochial and private) with conventional academic curriculums.
2. Boat docks and boat houses as accessory uses, providing the roof of said boat house does not exceed eight (8) feet above the high water line.
3. One and two-family dwellings.

Section 11.3 Special Exceptions.

1. Stadiums, as used for school activities, provided seating capacity does not exceed student enrollment, plus ten (10) percent.
2. Churches with their educational buildings or recreational facilities.
3. Townhouses.
4. Garden apartments.
5. Eating and/or drinking establishments without drive throughs, and with seating capacity less than 25 persons.
6. Offices and studios.
7. Bed and Breakfast Establishments

Section 11.4 Prohibited Uses and Structures.

1. Mobile homes and mobile home parks.
2. Campgrounds.
3. Manufacturing, industrial or warehousing facilities.
4. Hotels and motels.
5. Used car lots.
6. Animal kennels.
7. Junk yards.
8. Freight or cargo transportation terminals.
9. Automobile service stations or convenience stores
10. Any similar use or activity deemed objectionable because it may be noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise or vibration.

Section 11.5 Buffering Requirements.

Where a lot line within an R-N-C zoning district abuts a side or rear lot line of any residential property, the open storage of equipment, materials or commodities shall be screened from said residential lot line. Such

screen may be in the form of walls, fences, or landscaping, but shall be at least six (6) feet in height, and at least fifty (50) percent opaque as viewed from any point along said residential lot line. When landscaping is used for screening, the height and opacity requirements shall be attained within six (6) months after open storage uses are established.

Section 11.6 Site Plan Approval Required.

Each application for a Building Permit shall be accompanied by a site plan incorporating the regulations established herein. This plan shall be drawn to scale indicating property lines, rights-of-way, and the location of all buildings, parking areas, curb cuts and driveways (and shall indicate buffering to be used, if applicable). Two (2) copies of the site plan shall be submitted to the Town Clerk with the application for building permit. One (1) copy of this site plan becomes part of the official land use and building permit record of the Town of Oakland and may be amended only by authority and directive of the Town Commission.

Section 11.7 Building and Site Area Requirements.

1	Minimum Lot Size	12,500 sq. ft. in area
2	Minimum Lot Width	100 feet
3	Setbacks:	
	a) Front, Side Street	25 feet
	b) Side Street	25 feet
	c) Rear	20% of lot depth, or 25 ft., whichever is less.
	d) Inside lot, Side Yard	10 feet minimum
	e) Setback from Lakes	50 feet
4	Maximum intensity for non-residential uses based upon effluent disposal capacity	2,500 gallons of wastewater flow per acre
5	Maximum density for Townhouses and Garden Apartments	Eight (8) dwelling units per acre of usable land
6	Maximum Height of Structures, Buildings, Dwellings	35 feet or two (2) stories for residential structures
7	Floor Area Ratio*	35%
8	Impervious Surface Ratio*	75%

* FAR and ISR may be increased as a special exception for infill lots only to allow compatible house size if existing, adjacent structures are larger than what would be allowed under permitted ratios. The size, height, bulk and architecture of adjoining properties shall be considered so as to adequately protect surrounding properties. Excessively massive buildings or buildings which dominate neighborhood structures should be avoided. Inequitable loss of private views resulting from excessively tall or poorly planned structures shall not be permitted.

Section 11.8 Parking Regulations.

For the off-street parking requirements, see ARTICLE XVIII.