

Worcester County Zoning and Subdivision Control Article

R-4 General Residential District

§ ZS 1-208

<https://ecode360.com/14019607>

Purpose and intent. This district is intended to protect the existing residential subdivisions throughout the County that are currently developed in accordance with its provisions while also providing for compatible infill development. Additionally, this district is meant to accommodate the most diverse housing types and range of affordability. Projects of greater than twenty dwelling units which are proposed after the effective date of this Title are required to be developed as residential planned communities in order to encourage traditional neighborhood development and utilization of conservation design principles. While this district can serve as the core of a traditional neighborhood development, it is not limited to usage only in areas designated for growth by the Comprehensive Plan.

Permitted Principal Uses and Structures:

1. Single-family clustered housing.
2. Single-family dwellings.
3. Two-family and multi-family dwellings.
4. Townhouses.
5. Manufactured homes subject to the design standards in § ZS 1-314(a).
6. Manufactured home parks and cooperative manufactured home park subdivisions.
7. Major and minor subdivisions.
8. Assisted living facilities, provided they are residence-based and serve no more than five clients.
9. Group homes.
10. Firehouses, governmental offices and other public buildings, structures and uses of an administrative or public-service type which serve the needs of the local community only.
11. Public and private noncommercial cultural, social and recreational areas and centers, including parks, playgrounds, beaches, community centers and swimming pools provided as an amenity to a use allowed as a principal use or structure but excluding summer camps, fraternal lodges, marinas and boat landings.
12. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
13. Fishing, trapping and hunting blinds and wildlife observation structures.
14. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
15. Monopoles up to one hundred feet in height.
16. Small wind energy conversion systems up to a maximum of seventy-five feet in height.

Special Exceptions:

1. Nursing facilities and assisted living facilities.
2. Planned senior developments.
3. Schools, including boarding schools.
4. Day-care centers.
5. Churches, temples and mosques.
6. Cemeteries, including chapels and mausoleums.
7. Private noncommercial marinas designed for the mooring, launching and fueling of pleasure craft, provided that dry storage and boat maintenance facilities do not exceed twenty-five feet in height.
8. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
9. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
10. Spray irrigation fields and storage lagoons for Class II effluent.
11. Dredge spoil disposal sites.
12. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
13. Monopoles over one hundred feet in height, but not exceeding one hundred ninety-nine feet, and freestanding towers up to one hundred feet in height.
14. Heliports for emergency and law enforcement aircraft only.
15. Large day-care homes.
16. Seasonal resort developments.
17. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the R-4 District.

Note: This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.