

Worcester County Zoning and Subdivision Control Article

R-2 Suburban Residential District

§ ZS 1-206

<https://ecode360.com/14019517>

Purpose and intent. This district is primarily intended to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas. Furthermore, as contemplated by the Comprehensive Plan, this district can serve as an intermediate band of a traditional neighborhood development as it transitions from a higher-density core to a much lower-density edge. The Comprehensive Plan recommends that designated growth areas be developed as traditional neighborhoods. 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. Therefore, new development in this district may be at densities higher than that cited below as the maximum density, provided adequate sewer service is available, while infill development in existing developed areas shall be at densities consistent with those allowed by the primary district regulations.

Permitted Principal Uses and Structures:

1. Single-family clustered housing.
2. Single-family dwellings.
3. Manufactured homes subject to the design standards in § ZS 1-314(b).
4. Major and minor subdivisions.
5. Group homes.
6. Firehouses, governmental offices and other public buildings, structures and uses.
7. Public and private noncommercial cultural, social and recreational areas and centers, including parks, playgrounds, beaches, community centers, country clubs, and swimming pools provided as an amenity to a use allowed as a permitted principal use or structure, but excluding summer camps, fraternal lodges, marinas and boat landings.
8. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
9. Fishing, trapping and hunting blinds and wildlife observation structures.
10. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
11. Monopoles up to one hundred feet in height.
12. Small wind energy conversion systems up to a maximum of seventy-five feet in height.

Special Exceptions:

1. Planned senior developments.
2. Assisted living facilities, provided they are residence-based and serve no more than five clients.
3. Schools, including boarding schools.
4. Day-care centers.
5. Churches, temples and mosques.
6. Cemeteries, including chapels and mausoleums.
7. Golf courses, including golf driving ranges but not including miniature golf courses.
8. Public and private noncommercial cultural, social, and recreational areas and centers, including fraternal lodges, marinas and boat landings.
9. 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.
10. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
11. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
12. Spray irrigation fields and storage lagoons for Class II effluent.
13. Dredge spoil disposal sites.
14. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
15. 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.
16. Heliports for emergency and law enforcement aircraft only.
17. Large day-care homes.
18. 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-2 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.