

Town of Fremont Zoning Law - Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards			
				A	B	C	D
<p>RR Residential Recreation District: This district is intended to provide areas for growth/development of the Town at a modest density. The district provides for certain uses which, though low in intensity, can demand larger land areas. It also ensures that all such uses are subjected to site plan review with the objective of carefully limiting traffic and associated impacts and maintaining the residential and recreation character of the area.</p>	<p>One & two-family dwellings* (including mobile homes) Agricultural activities Bed & breakfast facilities Forestry enterprises (except sawmills) Hunting & fishing cabins Portable sawmills</p> <p>* Note: Two-family dwellings require twice the minimum lot size.</p>	<p>Camp sites & bungalow colonies Cemeteries Commercial nurseries Educational institutions Hotels and motels Light manufacturing Mobile home parks Multiple dwellings Nursing homes & medical/dental offices Outdoor recreational facilities Parks, libraries, museums & theaters Places of worship Quarrying Recreational facilities Restaurants Sawmills Telecommunications facilities</p>	<p>Farm structures (including roadside stands) Garden houses Home occupations Off-street parking facilities Signs</p>	<p>Minimums: Lot area: 40,000 sf Lot width: 150 ft Lot depth: 150 ft Front yard: 60 ft Side yard: 25 ft Sides combined: 60 ft Rear yard: 50 ft</p> <p>Maximums: Lot coverage: 15% Building height: 40 ft</p> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage & water</p>	<p>40,000 sf 150 ft 150 ft 60 ft 25 ft 60 ft 50 ft</p> <p>40,000 sf 150 ft 150 ft 60 ft 25 ft 60 ft 50 ft</p> <p>30,000 sf 125 ft 125 ft 40 ft 25 ft 50 ft 20 ft</p> <p>20,000 sf 100 ft 100 ft 40 ft 20 ft 50 ft 20 ft</p>		
<p>H Hamlet District: This district is intended to provide commercial and moderate density residential neighborhoods which, with review and conditions can be accommodate growth of the area. Such site plan conditions will be imposed to ensure residences are protected. The combination of uses is intended to provide a quality residential environment while also offering the convenience of readily available services.</p>	<p>One & two-family dwellings* (including mobile homes) Agricultural activities Bed & breakfasts Forestry enterprises (except sawmills) Funeral homes Hunting & fishing cabins Portable sawmills</p> <p>* Note: Two-family dwellings require twice the minimum lot size.</p>	<p>Camp sites & bungalows Cemeteries Commercial nurseries Educational institutions Hotels and motels Light manufacturing Mobile home parks Multiple dwellings Nursing homes & medical/dental offices Outdoor recreational facilities Parks, libraries, museums & theaters Places of worship Quarrying Recreational facilities Restaurants Retail & service establishments Sawmills Telecommunications facilities</p>	<p>Farm structures (including roadside stands) Garden houses Home occupations Off-street parking facilities Signs</p>	<p>Minimums: Lot area: 30,000 sf Lot width: 125 ft Lot depth: 125 ft Front yard: 50 ft Side yard: 25 ft Sides combined: 50 ft Rear yard: 40 ft</p> <p>Maximums: Lot coverage: 15% Building height: 40 ft</p> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage & water</p>	<p>30,000 sf 125 ft 125 ft 50 ft 25 ft 50 ft 40 ft</p> <p>30,000 sf 125 ft 125 ft 50 ft 25 ft 50 ft 40 ft</p> <p>20,000 sf 100 ft 100 ft 40 ft 20 ft 50 ft 20 ft</p> <p>20,000 sf 100 ft 100 ft 40 ft 20 ft 50 ft 20 ft</p>		

Adopted May 8, 2002

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
<p>RC River Conservation District: This district is intended to complement the designation of the Upper Delaware River as a National Scenic & Recreational River and to implement the River Management Plan to which the Town is a party.</p>	<p>One & two-family dwellings* (including mobile homes) Agricultural activities Bed & breakfasts Forestry enterprises (except sawmills) Game preserves Hunting & fishing cabins Recreation uses, non-motorized Stream improvement structures</p> <p>* Note: Two-family dwellings require twice the minimum lot size.</p>	<p>Educational institutions Portable sawmills Quarrying Recreational facilities Restaurants Signs Telecommunications facilities</p>	<p>Docks Farm structures (including roadside stands) Garden houses Home occupations Off-street parking facilities Signs</p>	<p>Minimums: Lot area: 120,000 sf Lot width: 150 ft Lot depth: 150 ft Front yard: 60 ft Side yard: 50 ft Sides combined: 100 ft Rear yard: 50 ft Maximums: Lot coverage: 10% Building height: 40 ft</p>
<p>MC-1 Mountain Conservation District (Basket Sub-District): This zoning district is intended to protect agricultural, forested and other hilly conservation areas from development not compatible therewith, allowing farms and other large landowners flexibility to earn a reasonable return. The District is specifically intended to protect the lower reaches of the Basket Creek that frequently flood.</p>	<p>One & two-family dwellings* (including mobile homes) Agricultural activities Bed & breakfasts Forestry enterprises (including sawmills) Hunting & fishing cabins</p> <p>* Note: Two-family dwellings require twice the minimum lot size.</p>	<p>Commercial nurseries Educational institutions Nursing homes Parks and museums Places of worship Quarrying Recreational facilities</p>	<p>Farm structures (including roadside stands) Garden houses Home occupations Off-street parking facilities Signs</p>	<p>Minimums: Lot area: 200,000 sf Lot width: 200 ft Lot depth: 200 ft Front yard: 60 ft Side yard: 50 ft Sides combined: 100 ft Rear yard: 50 ft Maximums: Lot coverage: 5% Building height: 40 ft</p>
<p>MC-2 Mountain Conservation District (Plateau Sub-District): This zoning district, too, is intended to protect agricultural, forested and other hilly conservation areas from development not compatible therewith, allowing farms and other large landowners flexibility to earn a reasonable return, but at a higher density that reflects the somewhat better conditions of this District area.</p>	<p>One & two-family dwellings* (including mobile homes) Agricultural activities Bed & breakfasts Forestry enterprises (including sawmills) Hunting & fishing cabins</p> <p>* Note: Two-family dwellings require twice the minimum lot size.</p>	<p>Commercial nurseries Educational institutions Nursing homes Parks and museums Places of worship Quarrying Recreational facilities</p>	<p>Farm structures (including roadside stands) Garden houses Home occupations Off-street parking facilities Signs</p>	<p>Minimums: Lot area: 120,000 sf Lot width: 150 ft Lot depth: 150 ft Front yard: 60 ft Side yard: 50 ft Sides combined: 100 ft Rear yard: 50 ft Maximums: Lot coverage: 5% Building height: 40 ft</p>