

Hamden CT

Dwelling A building or portion thereof which is used exclusively for human habitation. The term shall not be deemed to include motel, hotel, camper, trailer, recreation vehicle, or tent.

single dwelling unit or one dwelling unit shall mean the same as one-family dwelling unit.

two dwelling unit building shall mean the same as two-family dwelling unit building.

three family unit shall mean the same as three-family dwelling unit.

multi-dwelling unit building shall mean the same as multifamily unit.

Dwelling. Attached A dwelling having any portion of one or more walls in common with another dwelling.

1 Adopted 3/8/94, Effective 5/1/94

2 Adopted 7/23/85, Effective 8/1/85

3 Adopted 9/25/01, Effective 10/25/01

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Dwelling. Detached A dwelling which is not attached to any other dwelling by any means.

Dwelling. Multi-Family Any building designed, constructed, and used as a residence building for four or more dwelling units; the term includes townhouses and apartments.

Dwelling. One-Family A building containing one dwelling unit.

Dwelling. Two-Family A building containing two dwelling units.

Dwelling. Three-Family A building containing three dwelling units.

Salisbury MD

Dwelling Unit One or more rooms connected together, constituting a separate, independent housekeeping establishment containing independent cooking, sleeping and sanitary facilities for the exclusive use of an individual or single-family maintaining a household, and physically separated from any other rooms or dwelling units which may be in the same structure.

Dwelling Unit, Efficiency A dwelling unit having only one habitable room, not inclusive of bathroom, water closet compartment, kitchen, laundry, pantry foyer, communicating corridor, or closets.

DWELLING - A building, or portion thereof, designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, and multi-family dwellings (not including hotels and motels).

(1) DWELLING, ATTACHED - A dwelling which is joined to another dwelling at one or more sides by a party wall or walls.

(2) DWELLING, DETACHED - A building containing one (1) dwelling unit on one (1) lot and physically separated from any other dwelling.

(3) DWELLING, MULTI-FAMILY - A building containing three (3) or more dwelling units with shared or individual entrances and/or other essential facilities and services. This term shall not be deemed to include motel, hotel, rooming house or other accommodations used for more or less transient occupancy.

(4) DWELLING, TOWNHOUSE - See Townhouse.

DWELLING UNIT - A building or portion thereof arranged or designed for occupancy by not more than one (1) family for living purposes and having cooking facilities.

FAMILY – Means either (a) One (1) person; or two (2) unrelated persons and the children of either of them, or (b) two (2) or more persons related by blood or marriage, or (c) a group of not more than four (4) persons not necessarily related by blood or marriage. In any case the group must be living together as a single housekeeping unit. In all cases, foster children placed by an agency licensed to operate in Maryland housed on the premises are considered as members of the family. (Note: See also Section 225-46,

Neighborhood Preservation Overlay District.)

A. Purpose. The purpose of this district is to preserve, protect and maintain those areas which were established as single-family residential or are planned to be in predominantly single-family residential development. Special restrictions are designed to encourage high standards of residential development for single-family use, thus ensuring existing and future residents of the continued advantages of low-density development and compatible land uses, thereby resulting in stable property values and neighborhoods. The following use restrictions and standards have been developed in order to conserve and protect these neighborhoods.

B. Establishment of boundaries. The Neighborhood Preservation District shall be shown on the Official Zoning Map as a district overlying the existing underlying zoning. The boundaries of this district may be changed from time to time without the necessity of 68 showing a mistake in the original boundaries or a change in the neighborhood.

C. Uses.

(1) Permitted and accessory uses shall be those allowed in the underlying zoning district in which the property is located, except as modified in this Section.

(2) For any use that includes the term "family," the following definition shall apply: FAMILY -- One person or two or more persons related by blood or marriage, or a group of not more than two persons not necessarily related by blood or marriage, in any case, living together as a single housekeeping unit.

D. Prohibited uses. The rental of guest rooms shall be a prohibited use in districts over which the Neighborhood Preservation District is applied.

SubPart B - Legislatively Approved Floating Districts

Section 225-47. Approval.

A. The following PDDs are therefore set forth in the text of this Chapter, with specific boundaries to be established on the Official Zoning Map after approval by the County Council of a Preliminary Development Plan. These districts are "floating districts" and under Maryland case law are analogous to special exceptions. Criteria for establishment of these districts are set forth in the purpose for each district and shall be the basis for approval or denial by the County Council without the necessity of showing a mistake in the original

zoning or a change in the neighborhood.

B. Application for the establishment of a floating district shall be made in accordance with the procedures applicable to the amendment of zoning districts set forth in Section 225-20, Amendments, of this Chapter.

(1) Such application shall include a Development Plan that sets forth the land uses requested.

(2) It shall not be necessary for the applicant to show a mistake in the original zoning district boundaries or a change in the character of the area in order for the County Council to approve the floating district request.

C. The Planning Commission shall make an analysis of and recommendation concerning the proposed district.

D. The County Council, upon consideration of the recommendations of the Planning Commission, may approve a floating district when it finds that the proposed district satisfies the purposes and standards of this section, including the following:

(1) All necessary infrastructure for the proposed development is or will be made available to the district at the time and location required.

(2) The proposed district will not adversely affect the health, safety and general welfare of the residents or workers in the area.

(3) The proposed district is compatible with and will not be detrimental to the use or development of adjacent properties or the general neighborhood.

(4) The proposed development has been designed so as to minimize possible adverse affects on adjacent properties or on the immediately surrounding area.

(5) The proposed development will not adversely affect the transportation network or unduly burden water, sewer, schools, parks, stormwater management areas, including streams, or other public facilities.

(6) The proposed development will not adversely affect the environmental or historical assets of particular interest to the community as may be identified in any adopted plan of the County.

E. Upon final approval by the County Council, the district boundary shall be shown on the official Zoning Map