

- b. Efforts should be made to vary the setback of the building on a parcel from the setback of adjacent buildings to avoid a monotonous, visual building line along a road. In situations where this is not possible landscaping, parking lot design and building design are some examples of site features which can be used to minimize the uniformity of the setback line.
6. Buildings that are subject to Site Plan Review that are not plainly visible as described in Sec.406.G.5 above shall provide extra attention to the entrance rather than the building. For example, signs for the business or a simple address sign might be made of a distinctive material, or decorative plantings, lighting, or art work may be included. The Project Review Board may base the appropriateness of an entrance design on the amount of customer recognition that is needed for a business.
7. Non-residential uses are allowed one overhead door on a side of the building visible from U.S. Route One. The Project Review Board may approve more than one overhead door on a side of a building visible from Route One if the size and shape of the lot are such that no other feasible alternative exists or if the building is not plainly visible from U.S. Route One as described in Sec. 406.G.5.

Section 407. Village I - “V-I”

A. Purpose:

It is the intent of this District to begin the transition from the Village Commercial Districts to the neighboring residential districts and to encourage a high density of residential development.

B. Permitted Uses:

1. Single-Family Dwelling
2. Duplex Dwelling

The following uses are subject to subdivision review:

3. Subdivisions for Single-Family, Duplex, or Multifamily dwellings. Any such subdivision must be designed as a Village Open Space Subdivision.
 - a. Buildings in existence prior to January 22, 2013 shall not be subject to the provisions of Section 407.D.2, 4 and 6 below provided the provisions of section 407.E.4 below are met *{Amended, Effective 01/22/13}*

The following uses are subject to site plan review regardless of size:

4. Multifamily Dwelling
 - a. Buildings in existence prior to January 22, 2013 shall not be subject to the provisions of Section 407.C.5 below provided the provisions of section 407.E.4 below are met *{Amended, Effective 01/22/13}*

- 5. Religious Institution
- 6. Public or Private School
 - a. Athletic field lighting subject to the standards of Sec.521B *{Amended, Effective 06/06/17}*
- 7. Commercial School
- 8. Outdoor Recreation School
- 9. Municipal Facility
- 10. Public Utilities
- 11. Private Assembly
- 12. Business and Professional Offices:

A minimum 20,000 sq. ft. lot or a nonconforming lot of record may contain one of the following:

 - (a) New Structure: Gross floor area of a new structure shall not exceed 4,000 s.f. No floor shall exceed a maximum of 2,000 s.f. A maximum of 4,000 s.f. of gross floor area may be used for business and professional offices; or
 - (b) Existing Structure: A maximum of 5,000 s.f. of gross floor area may be used for business and professional offices; or
 - (c) Combined New and Existing Structure: Total gross floor area shall not exceed 4000 sq. ft.
- 13. Bed and Breakfast Inn
- 14. Nursing Home
- 15. Day Care Center Facility
- 16. Construction Services, provided the use is:
 - (a) conducted in a building existing on November 17, 1999
 - (b) engages in no outdoor storage or outdoor parking of commercial vehicles except for vehicles with load capacity of one ton or less except for loading and unloading, and
 - (c) produces no noise, smoke, dust, odors or glare detectable beyond the boundaries of the lot.
- 17. Parking area for open space *{Amended, Effective 12/02/14}*
- 18. Affordable Housing Developments, subject to the standards Section 536

C. Space Standards for Lots Which Are Not Within Subdivisions as Listed in D Below:

- 1. Minimum lot area, except for lots that meet all of the standards in Sec. 407.E.4 below:
 - {Amended, Effective 01/22/13}* 20,000 s.f.
- 2. Minimum road frontage: 50 feet
- 3. Maximum building height: 35 feet
- 4. Minimum setback

front:	25 feet
side:	15 feet
rear:	25 feet
- 5. Minimum land area per dwelling unit: 5,000 s.f.

Please consult the Freeport Village Design Standards for additional standards that may apply.

D. Space Standards for Lots in Village Open Space Subdivisions approved after August 2, 2005

1. Net residential density; Single-Family - 1 unit per 12,000 s.f. of net residential acreage
2. Net residential density per dwelling unit; Duplex and Multifamily –
1 unit per 3,630 s.f. of net residential acreage
3. Average lot area for Single-Family – not less than 6,000 s.f.
4. Average lot area per dwelling unit; Duplex and Multifamily –
not less than 1,800 s.f.
5. Minimum lot area; Single-Family 3,000 s.f.
6. Minimum lot area per dwelling unit; Duplex and Multifamily - 600 s.f.
7. Minimum road frontage 25 ft.
8. Average road frontage not less than 30 ft.
9. Maximum impervious surface to lot area ratio 80%

E. Other Standards:

1. Parking lots located in the V-I District, which were developed and existing on May 6, 1986, may be used to satisfy the parking requirements for the conversion of a use in the VC-I District, made non-conforming by the enactment of this Ordinance, to a use permitted in the VC-I District.
2. Any new construction, addition, or reconstruction in this District are also subject to the Freeport Village Design Standards as indicated as being applicable in those Standards.
3. Building height requirements and building setback requirements are included in the Freeport Village Design Standards.
4. For Section 407.B.4.a, additions to the building are prohibited. Decks, open air porches, garages used solely for storage and vehicles, and fire escapes necessary to meet the Life Safety Code are not considered to be additions. The parking requirements and maximum impervious surface to lot area ratio must be able to be met on-site. Unless part of an Affordable Housing Development subject to Section 536 of this Ordinance, no building may have more than 8 units unless the land area per dwelling unit requirement can be met. All units must be connected to the public water and sewer system. To encourage the development of affordable housing for every three units that are created at least one of those units must be a one-bedroom or efficiency unit that is no greater than 650 sf. *{Amended, Effective 01/22/13}* *{Amended, Effective 10/03/17}*
5. To allow for a variety of housing types at a variety of prices, lots that are smaller than the minimum lot area may be created and will be considered conforming lots provided all of the following provisions are met:
 - a. The small lot is no less than 5,000 square feet.
 - b. The remaining lot is no less than 20,000 square feet.
 - c. Only one small lot may be created per lot of record as of January 22, 2013.
 - d. The gross floor area of the house and garage on a small lot can be no more than 1,300 square feet. This does not include covered or uncovered open air

porches, decks, basements or outbuildings that are used solely for storage such as sheds. This applies to the lifetime of the structure. This requirement shall be set forth in a deed covenant or other legal instrument that binds the lot owner and that runs with the land so that future lot owners are also bound to the same restriction.

- e. The house shall meet the minimum front and rear setback requirements as established in the Freeport Village Design Standards.
- f. The side setback requirements shall be as set forth in this section, not the Freeport Village Design Standards. The side setback requirement that is adjacent to the lot from which the small lot was created shall have a minimum setback requirement of 5' and a maximum of 10'. Side lot lines adjacent to lots other than the one that the small lot was created from shall have a minimum setback requirement of 15'.
- g. The road frontage requirement shall be no less than 50'.
- h. Small lots must be connected to the public water and sewer system.
- i. The lot may be used for Single-Family houses only.

{Amended, Effective 01/22/13}

Section 407.A Village I-R - "V-IR"

{Amended, Effective 03/15/16}

A. Purpose:

It is the intent of this District to begin the transition from the Village Commercial Districts and Village 1 District to the neighboring residential districts and to encourage a high density of residential development.

B. Permitted Uses:

- 1. Single-Family Dwelling
- 2. Duplex Dwelling

The following uses are subject to subdivision review

- 3. Subdivisions for Single-Family, Duplex, or Multifamily dwellings. Any such subdivision must be designed as a Village Open Space Subdivision.
 - b. Buildings in existence prior to January 22, 2013 shall not be subject to the provisions of Section 407.D.1

The following uses are subject to site plan review regardless of size:

- 4. Multifamily Dwelling
- 5. Religious Institution
- 6. Public Utilities