330-24(c)(1) ZOMING DISTRICT SCHLDOL	L	NUNAL NES	DLIVIT	<u>1L-3</u>				WW-2
RR-3 USES PERMITTED								
PRIMARY USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Single Detached Dwelling		3 acres	9	75	25	75		40
Single Detached Dwelling- Lot Averaging Development Option	Subject to the provisions of Section 350-48(d)(6)							
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15		
Agricultural, Horticultural, Nursery, including raising and keeping of farm animals		5 acres	300	25	15	15		
Bed and Breakfast		Subject to	provision	ns of Se	ction 3	350-48	(b)(2)	
Community Mailbox Structure				2	10	10		15
Emergency Response Service Facility		5 acres	300	75	50	50		50
Forestry		Subject to th	e provis	ions of	Sectio	n 350-4	18(f)(5)	
Golf Course		150 acres	1000	100	50	50		35
Golf Driving Range		7 acres	200	100	100	100		35
Historic Resource ①		Subject to th	e provisi	ons of	Sectio	n 350-4	8(h)(3)	
Open Space								
Place of Worship		5 acres	300	75	50	50		50
Schools, Elementary and/or Secondary		5 acres	300	75	50	50		50
Stormwater Management Facilities								35
Veterinarian Office		3 acres	200	75	50	50		35

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

⁽⁹⁾ Minimum frontage: 300 feet if Lot accesses an Arterial Road, 240 feet if Lot accesses a Collector Road, or 180 feet if Lot accesses a Local Road. If a Lot accesses more than one road classification, the larger Minimum Frontage is applied.

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

ZONING DISTRICT SCHEDULE	RURA	L RESIDENTI <i>A</i>	<u>\L-3</u>					RR-3	
ACCESSORY USES, Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Accessory Dwelling Unit, Attached		Subject to the	e provisi	ons of	Section	n 350-4	8(a)(1)		
Communication Facility, Cellular		Subject to th	e provisi	ons of	Sectio	n 350-4	8(c)(5)		
Communication Facility, Residential				1	15	15			
Community Mailbox Structure				2	10	10		15	
Family Day Care Homes		1							
Garage/Carport, Private				1	4	4		20	
Gazebo				(1)	4	4		20	
Geoexchange Energy Systems		Subject to the	e nrovisi				L .8(ø)(3)		
Greenhouse, Private			Provisi	(1)	4	4	0(8)(3)	20	
Historic Resource (11)		Subject to the	l o nrovici			-	8/h\/3\		
		Jubject to the	Provisi	0113 01 .		1 3 3 0 - 4	0(11)(3)	15	
Kennel per Section 350-48(k)(1)		Subject to the	o provisi	ons of t	Coction	250.4	0/n\/2\		
No-impact home –based businesses	Subject to the provisions of Section 350-48(n)(2) Subject to the provisions of Section 350-48(o)(2)								
Off-Street Parking		Subject to the	e provisi				·8(0)(2)		
Recreational Clubhouse per Section 350-48(r)(5)				75	25	75	2/)/42	40	
Solar Energy Systems, Residential		Subject to the	provisi				8(s)(13)	
Sport Court				1	25	25			
Stables, with or without Riding Trails				75	75	75		35	
Storage Building				1	4	4		20	
Swimming Pool, Residential				1	10	10			
Swimming Pool, Portable				1	4	4			
Wind Energy System, Small Free-Standing		Subject to the	e provisi	ons of S	Section	า 350-4	8(w)(6))	
Wind Energy System, Small Roof-Mounted		Subject to the	e provisi	ons of S	Section	า 350-4	8(w)(7)		
ACCESSORY USES, Non-Residential		Subject to th	o provisi	one of	Coatio	250.4	0/a\/F\		
Communication Facility, Cellular Community Mailbox Structure		Subject to th	e provisi	ons of	10	10	(C)(5)	15	
Electric Vehicle Charging Station		Subject to the	provisi	_			19/6\/1		
Farm Outbuilding		Subject to the	provisio	75	25	25	+0(6)(1	50	
Farm Roadside Stand				10	25	25		35	
Geoexchange Energy Systems		Subject to t	he nrovi				.(g)(3)	33	
Historic Resource (1)			-						
Off-Street Parking	Subject to the provisions of Section 350-48(h)(3) Subject to the provisions of Section 350-48(o)(2)								
Open Space		30.0,000 00 011	_ p. 0 v (3)	35 51 5	200101		3(3)(2)		
Signs				10	25	25		25	
Solar Energy Systems, Non-Residential		Subject to the	provision				8(s)(12		
Storage Building				(1)	4	4		15	
Temporary Construction Site Office		Subject to th	e provis	ions of	Sectio	n 350-4	8(t)(1)		
Wind Energy System, Small Roof-Mounted		Subject to the	e provisi	ons of S	Section	1 350-4	8(w)(7)		

ZONING DISTRICT SCHEDULE	RURA	L RESIDENTIA	<u> 4L-3</u>					RR-3	
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Accessory Dwelling Units, Detached	Subject to provisions of Section 350-48(a)(2)								
Accessory Dwelling Unit, Employee		Subject to th	e provis	ions of	Section	า 350-4	8(a)(3)		
Bed and Breakfast		Subject to	provisio	ns of Se	ection 3	350-48(b)(2)		
Clubhouse or Lodge		3 acres	200	75	50	50		35	
Commercial Camp		25 acres	500	100	50	50		35	
Communication Facility, Cellular		Subject to th	e provis	ions of	Section	n 350-4	8(c)(5)		
Concentrated Animal Feeding Operation		50 acres	300	100	50	100		35	
Kennel per Section 350-48(k)(1)		3 acres	200	75	50	50		35	
Recreation, Low Intensity		3 acres	200	75	50	50		35	
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		50	
Rod and Gun Clubs		25 acres	500	100	100	100		35	
Stables, with or without Riding Trails		10 acres	500	100	75	75		35	

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RURAL RESIDENTIAL-3

RR-3

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CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Public Building		20,000 sq. ft.	200	50	50	50		50
Special Event Venue		3.0 acre	300	100	100	100		40

¹ Five feet greater than that observed by the associated permitted Principal Use

⁽⁹⁾ Minimum frontage: 300 feet if Lot accesses an Arterial Road, 240 feet if Lot accesses a Collector Road, or 180 feet if Lot accesses a Local Road. If a Lot accesses more than one road classification, the larger Minimum Frontage is applied.

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

		HONAL NES	D LIVIII	<u> </u>					
RR-2 USES PERMITTED									
PRIMARY USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Single Detached Dwelling		80,000 sq. ft.	9	75	25	75		40	
Single Detached Dwelling- Lot Averaging Development Option	Subject to the provisions of Section 350-48(d)(6)								
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15			
Agricultural, Horticultural, Nursery, including raising and keeping of farm animals		5 acres	300	25	15	15			
Bed and Breakfast		Subject to p	rovision	s of Se	ction 3	50-48(b)	(2)		
Community Mailbox Structure				2	10	10		15	
Cemetery		50 acres	500	200	75	75		35	
Emergency Response Service Facility		5 acres	300	75	50	50		50	
Forestry		Subject to the	e provisi		Section	350-48((f)(5)		
Golf Course		150 acres	1,000	100	50	50		35	
Golf Driving Range		7 acres	200	100	100	100		35	
Historic Resource (1)		Subject to the	provision	ons of S	ection	350-48(h)(3)	1	
Open Space	1								
Place of Worship		5 acres	300	75	50	50		50	
Schools, Elementary and/or Secondary		5 acres	300	75	50	50		50	
Stormwater Management Facilities								35	
Veterinarian Office		3 acres	200	75	50	50		35	

¹ Five feet greater than that observed by the associated permitted Principal Use

⁽⁹⁾ Minimum frontage: 300 feet if Lot accesses an Arterial Road, 240 feet if Lot accesses a Collector Road, or 180 feet if Lot accesses a Local Road. If a Lot accesses more than one road classification, the larger Minimum Frontage is applied.

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)

ZONING DISTRICT SCHEDULE	RU	RAL RESIDENTI	<u>AL-2</u>					RR-2	
ACCESSORY USES, Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Accessory Dwelling Unit, Attached		Subject to the	provisi	ons of S	Section	350-48(a)(1)		
Communication Facility, Cellular		Subject to the							
Communication Facility, Residential				1	15	15			
Community Mailbox Structure				2	10	10		15	
Family Day Care Homes				_					
Garage/Carport, Private				1	4	4		20	
Gazebo				1	4	4		20	
Geoexchange Energy Systems		Subject to the	nrovisi				σ)(3)		
Greenhouse, Private		Subject to the	, provisi	(1)	4	4	<u>8/(2/</u>	20	
Historic Resource (1)		Subject to the	nrovisi	_			h)(3)	20	
Kennel per Section 350-48(k)(1)		Subject to the	. provisi	3113 01 3		330 -0 0		15	
No-impact home –based businesses		Subject to the	provisi	one of S	Coction	250_49/	n\(2\	13	
Off-Street Parking	Subject to the provisions of Section 350-48(n)(2) Subject to the provisions of Section 350-48(o)(2)								
Recreational Clubhouse per Section 350-48(r)(5)		Subject to the	: provisi	75	25	75	 	40	
•		Cubicat to the	provisio	_		_	-\/12\		
Solar Energy Systems, Residential Sport Court		Subject to the	provisic		25	25)(13)		
				<u>1</u>) 75				25	
Stables, with or without Riding Trails					75	75		35	
Storage Building				1	4	4		15	
Swimming Pool, Residential					10	10			
Swimming Pool, Portable				1	4	4)/(5)		
Wind Energy System, Small Free-Standing		Subject to the	•			•			
Wind Energy System, Small Roof-Mounted		Subject to the	provision	ons of S	ection	350-48(w)(7)		
ACCESSORY USES, Non-Residential									
Communication Facility, Cellular		Subject to the	provisi				(c)(5)		
Community Mailbox Structure				2	10	10	, ,,	15	
Electric Vehicle Charging Station		Subject to the	provisio		1	1	(e)(1)		
Farm Outbuilding				75	25	25		50	
Farm Roadside Stand		Cubio et te the	nrevisi	10	25	25	(~)(2)	35	
Geoexchange Energy Systems Historic Resource (11)		Subject to the	•						
Off-Street Parking	Subject to the provisions of Section 350-48(h)(3) Subject to the provisions of Section 350-48(o)(2)								
Open Space		Subject to the	, provisio	כ וט פווכ	CCCOT	330-48(0)(2)		
Signs				10	25	25		25	
Solar Energy Systems, Non-Residential		Subject to the	provisio				L s)(12)		
Storage Building		Jubject to the	Provisic	(1)	4	4	J(12)	15	
Temporary Construction Site Office		Subject to the	provisi	\sim			(t)(1)		
Wind Energy System, Small Roof-Mounted		Subject to the	•						

ZONING DISTRICT SCHEDULE	RU	RAL RESIDENTI	<u>AL-2</u>					RR-2	
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Accessory Dwelling Units, Detached	Subject to provisions of Section 350-48(a)(2)								
Accessory Dwelling Unit, Employee	Subject to the provisions of Section 350-48(a)(3)								
Bed and Breakfast		Subject to p	provisio	ns of Se	ction 3	50-48(b)(2)		
Clubhouse or Lodge		3 acres	200	75	50	50		35	
Commercial Camp		25 acres	500	100	50	50		35	
Communication Facility, Cellular		Subject to th	e provis	ions of	Section	350-48	(c)(5)		
Concentrated Animal Feeding Operation		50 acres	300	100	50	100		35	
Crematorium		6 acres	200	75	50	50		35	
Kennel per Section 350-48(k)(1)		3 acres	200	75	50	50		35	
Recreation, Low Intensity		3 acres	200	75	50	50		35	
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		50	
Rod and Gun Clubs		25 acres	500	100	100	100		35	
Stables, with or without Riding Trails		10 acres	500	100	75	75		35	

ZONING DISTRICT SCHEDULE

RURAL RESIDENTIAL-2

RR-2

CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Public Building		20,000 sq. ft.	200	50	50	50		50
Special Event Venue		2.0 acre	200	100	100	100		40

¹ Five feet greater than that observed by the associated permitted Principal Use

⁽⁹⁾ Minimum frontage: 300 feet if Lot accesses an Arterial Road, 240 feet if Lot accesses a Collector Road, or 180 feet if Lot accesses a Local Road. If a Lot accesses more than one road classification, the larger Minimum Frontage is applied.

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

RR USES PERMITTED		NONAL NESI						
PRIMARY USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Single Detached Dwelling		1 acre	160	50	15	50		40
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15		
Agricultural, Forestry, Horticultural, Nursery, including raising and keeping of farm animals		5 acres	300	25	15	15		
Bed and Breakfast		Subject to pr	ovisions	of Sect	ion 350)-48(b)(2)	
Cemetery		50 acres	500	200	75	75		35
Community Mailbox Structure				2	10	10		15
Emergency Response Service Facility		3 acres	200	75	50	50		50
Forestry		Subject to the	provisio	ns of Se		50-48(1	f)(5)	
Golf Course		150 acres	1,000	100	50	50		35
Golf Driving Range		7 acres	200	100	100	100		35
Historic Resource (11)		Subject to the p	provision	ns of Se	ction 3	50-48(ł	1)(3)	ı
Open Space								
Place of Worship		3 acres	200	75	50	50		50
Schools, Elementary and/or Secondary		3 acres	200	75	50	50		50
Stormwater Management Facilities								35

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

ZONING DISTRICT SCHEDULE RUR	AL RESI	DENTIAL & AGI	RICULT	<u>JRAL</u>		RR		
ACCESSORY USES, Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Accessory Dwelling Unit, Attached		Subject to the	nrovisio	ns of Se	ction 3	50-48(a	l a)(1)	
Communication Facility, Cellular		Subject to the	•			<u> </u>		
Communication Facility, Residential		Subject to the	Provision	1	15	15		
Community Mailbox Structure				2	10	10		15
Family Day Care Homes								
Garage/Carport, Private				1	4	4		20
Gazebo				(1)	4	4		20
Geoexchange Energy Systems		Subject to the	provisio				7)(3)	
Greenhouse, Private		Subject to the	Provision	1	4	4		20
Historic Resource (11)		Subject to the	nrovisio			l	1)(3)	
Kennel per Section 350-48(k)(1)		Subject to the		113 01 30		10(1	1)(3)	15
No-impact home –based businesses		Subject to the	nrovisio	ns of Se	ction 3	50-48(r	1)(2)	13
Off-Street Parking	Subject to the provisions of Section 350-48(n)(2) Subject to the provisions of Section 350-48(o)(2)							
Recreational Clubhouse per Section 350-48(r)(5)		Subject to the		50	15	50		40
Solar Energy Systems, Residential		Subject to the p	rovision				 /13	70
Sport Court		Subject to the p		1	25	25	(13)	
Stables, with or without Riding Trails				75	75	75		35
Storage Building				1	4	4		15
Swimming Pool, Residential				1	10	10		
Swimming Pool, Portable				1)	4	4		
Wind Energy System, Small Free-Standing		Subject to the	nrovisior				v)(6)	
Wind Energy System, Small Roof-Mounted		Subject to the						
ACCESSORY USES, Non-Residential Communication Facility, Cellular		Subject to the						
Community Mailbox Structure				2	10	10		15
Electric Vehicle Charging Station		Subject to the p	rovision		ctions 3	350-48(e)(1)	
Farm Outbuilding				75	25	25		50
Farm Roadside Stand				10	25	25		35
Geoexchange Energy Systems		Subject to the						
Historic Resource (11)		Subject to the	•					
Off-Street Parking		Subject to the	provisioi	ns of Se	ction 3	50-48(c)(2)	
Open Space				10	25	25		25
Signs Small Wind Energy Systems (Roof-mounted)		Subject to the	orovicio:	10		25 50-48(v	v)(e)	25
Solar Energy Systems, Non-Residential	Subject to the provisions of Section 350-48(w)(6) Subject to the provisions of Section 350-48(s)(12)							
Storage Building		Subject to the p	OVISIOI	(1)	4	4	/(12)	15
Temporary Construction Site Office		Subject to the	nrovisio	$\overline{}$		· ·	-\(1\	13

ZONING DISTRICT SCHEDULE RURA	L RES	DENTIAL & AGE	RICULTU	<u>JRAL</u>				RR	
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Accessory Dwelling Units, Detached	Subject to provisions of Section 350-48(a)(2)								
Accessory Dwelling Unit, Employee		Subject to the p	provisio	ns of Se	ction 3	50-48(a	a)(3)		
Bed and Breakfast		Subject to pro	ovisions	of Sect	ion 350)-48(B)(2)		
Clubhouse or Lodge		3 acres	200	75	50	50		35	
Commercial Camp		25 acres	500	100	50	50		35	
Communication Facility, Cellular		Subject to the	provisio	ns of Se	ction 3	50-48(:)(5)		
Crematorium		6 acres	200	75	50	50		35	
Hospital see Section 350-48(h)(4)		1 acre	200	75	25	25		70	
Recreation, Low Intensity		10 acres	200	75	50	50		35	
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		50	
Rod and Gun Clubs		25 acres	500	100	100	100		35	
Stables, with or without Riding Trails		10 acres	500	100	75	75		35	

Subject to the provisions of Section 350-48(w)(7)

Wind Energy System, Small Roof-Mounted

ZONING DISTRICT SCHEDULE RUR	AL KES	IDENTIAL & AGI	KICULI	<u>JKAL</u>				KK
CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Public Building		20,000 sq. ft.	200	50	50	50		50
Special Event Venue		2.0 acre	200	100	100	100		40

¹ Five feet greater than that observed by the associated permitted Principal Use

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

R-2 USES PERMITTED	R-2 USES PERMITTED								
PRIMARY USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Single Detached Dwelling Unit		20,000 sq. ft.	125	35	25	40		40	
Community Mailbox Structure				2	10	10		15	
Emergency Response Service Facility		3 acres	200	75	50	50		50	
Forestry		Subject to the p	rovisions	of Sect	tion 35	0-48(f)(5)		
Historic Resource (11)		Subject to the p	rovisions	of Sect	ion 350)-48(h)	(3)		
Open Space									
Place of Worship		3 acres	200	75	50	50		50	
Stormwater Management Facilities								35	

① Five feet greater than that observed by the associated permitted Principal Use

① Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

ZONING DISTRICT SCHEDULE	LO	W DENSITY RESID	DENTI/	<u> </u>				R-2		
ACCESSORY USES, Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street	Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Accessory Dwelling Unit, Attached		Subject to the p	rovisio	ns of S	ection	350-4	18(a)(1)		
Communication Facility, Cellular		Subject to the p	rovisio	ns of S	ection	า 350-4	18(c)(5)		
Communication Facility, Residential				1	15	15				
Community Mailbox Structure				2	10	10			15	
Family Day Care Home										
Garage/Carport, Private				1	4	4			20	
Gazebo				1	4	4			15	
Geoexchange Energy Systems		Subject to the p	rovisio	ns of S	ection	1 350-4	18(g)(3)		
Greenhouse, Private				1	4	4			20	
Historic Resource (11)	Subject to the provisions of Section 350-48(h)(3)									
No-impact home –based businesses	Subject to the provisions of Section 350-48(n)(2)									
Off-Street Parking	Subject to the provisions of Section 350-48(o)(2)									
Recreational Clubhouse per Section 350-48(r)(5)				35	25	40			40	
Solar Energy Systems, Residential		Subject to the p	rovisio	ns of Se	ection	350-4	8(s)(1	.3)		
Sport Court				1	25	25				
Storage Building				1	4	4			20	
Swimming Pool, Residential				1	10	10				
Swimming Pool, Portable				1	4	4				
Wind Energy System, Small Roof-Mounted		Subject to the p	rovisio	ns of S	ection	350-4	8(w)(7)		
ACCESSORY USES, Non-Residential										
Communication Facility, Cellular		Subject to the p	orovisio	ons of S	Section					
Community Mailbox Structure					-	2	10		10	
Electric Vehicle Charging Station		Subject to the p			1		·48(E)	(1)		
Farm Outbuilding		uded with Special Exceptio		75	25	25			50	
Farm Roadside Stand	Incli	uded with Special Exceptio		10	25	25			35	
Geoexchange Energy Systems		Subject to the p								
Historic Resource (11)		Subject to the p								
Off-Street Parking		Subject to the p	provisio	ns of S	Section	า 350-	48(o)((2)		
Open Space										
Signs				10	25	25			25	
Solar Energy Systems, Non-Residential		Subject to the p	rovisio		ection	350-4	18(s)(12)		
Storage Building				(1)	4	4			15	
Temporary Construction Site Office		Subject to the p	orovisio	ons of S	Sectio	n 350-	48(t)(1)		

Subject to the provisions of Section 350-48(w)(7)

Wind Energy System, Small Roof-Mounted

ZONING DISTRICT SCHEDULE	LOW DENSI
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ZOMING DISTRICT SCHEDULE	LOW DENSITY RESIDENTIAL							N-Z
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Accessory Dwelling Unit, Detached		Subject to	provisio	ns of Se	ction	350-48((a)(2)	
Accessory Dwelling Unit, Employee		Subject to th	e provis	ions of	Sectio	n 350-4	8(a)(3)	
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15		
Communication Facility, Cellular		Subject to th	e provis	ions of	Sectio	n 350-4	8(c)(5)	
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		50

 $[\]ensuremath{\textcircled{1}}$ Five feet greater than that observed by the associated permitted Principal Use

¹ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

ZONING DISTRICT SCHEDULE	LOW	<u>/ Density Resid</u>	DENTIA	_			R-2	_	
CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	

¹ Five feet greater than that observed by the associated permitted Principal Use

CONDITIONAL USES

Public Building

20,000 sq. ft.

200

50

50

50

50

Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

R-3 USES PERMITTED								
PRIMARY USES (8)	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Single Detached Dwelling		12,000 sq. ft.	100	30	12	35		35
Community Mailbox Structure				2	10	10		15
Emergency Response Service Facility		3 acres	200	75	50	50		50
Forestry		Subject to the	provis	ions of	Sectio	n 350-4	48(f)(5)	
Historic Resource 11		Subject to the	provisi	ions of	Sectio	n 350-4	l8(h)(3)	
Open Space								
Place of Worship		3 acres	200	75	50	50		50
Schools, Elementary and/or Secondary		3 acres	200	75	50	50		50
Stormwater Management Facilities								35

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

⁽⁸⁾ Only where Public Sewer is available and connected to the Primary Use (where a public Sewer System is NOT available and connected to the Primary Use, only the Primary Uses, densities, and dimensional criteria of the Rural Residential and Agricultural ("R-R") zoning district schedule, as set forth in Section 350-24(c)(3), shall apply).

① Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(f)(3).

ZONING DISTRICT SCHEDULE	<u>LOW</u>	DENSITY RES	IDENTI	<u>AL</u>				R-3
ACCESSORY USES, Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Accessory Dwelling Unit, Attached		Subject to th	e provis	ions of	Sectio	n 350-4	18(a)(1)	
Communication Facility, Cellular		Subject to th	e provis	ions of	Sectio	n 350-4	48(c)(5)	
Communication Facility, Residential				1	15	15		
Community Mailbox Structure				2	10	10		15
Family Day Care Home								
Garage/Carport, Private				1	4	4		20
Gazebo				1	4	4		20
Geoexchange Energy Systems		Subject to th	e provis	ions of	Sectio	n 350-4	18(g)(3)	
Greenhouse, Private				1	4	4		20
Historic Resource 11	Subject to the provisions of Section 350-48(h)(3)							
No-impact home –based businesses	Subject to the provisions of Section 350-48(n)(2)							
Off-Street Parking		Subject to th	e provisi	ions of	Sectio	n 350-4	18(o)(2)	
Recreational Clubhouse per Section 350-48(r)(5)				30	12	35		35
Solar Energy Systems, Residential		Subject to the	provisi	ons of S	Section	า 350-4	8(s)(13)
Sport Court				1	25	25		
Storage Building				1	4	4		15
Swimming Pool, Residential				1	10	10		
Swimming Pool, Portable				1	4	4		
Wind Energy System, Small Roof-Mounted		Subject to the	e provisi	ons of S	Section	n 350-4	8(w)(7)	
ACCESSORY USES, Non-Residential		Cubicat to th			Caatia	- 250 <i>(</i>	10/2//5/	
Community Mailbox Structure		Subject to th	e provis	ons of	sectio			10
Community Mailbox Structure		Cb.: a at t a t b a			`aatia	2 250	10	10
Electric Vehicle Charging Station	to all other	Subject to the	•				48(e)(±	
Farm Poodside Stand		with Special Excep		75	25	25		50
Farm Roadside Stand	included	with Special Excep		10	25 Soction	25	10/41/21	35
Geoexchange Energy Systems Historic Resource (1)		Subject to the	•					
		Subject to the						
Off-Street Parking		Jubject to the	e provisi	0115 01 3	JECTIO!	11 330-4	10(U)(Z)	
Open Space				10	25	25		25
Signs Solar Energy Systems Non Residential		Subject to the	provisi	10	25	25	9/6\/12	
Storage Ruilding		Subject to the	provisio	\bigcirc 1	ection 4	1 350-4	0(5)(12	15
Storage Building Tomporary Construction Site Office		Subject to th	o provis			· ·	10/+\/1\	12
Temporary Construction Site Office		Subject to th	e hi ovis	10115 01	3ect10	11 330-4	+0(L)(T)	

Subject to the provisions of Section 350-48(w)(7)

Wind Energy System, Small Roof-Mounted

	DISTRICT	
ZONING	DISTRICT	SCHEDULE

LOW DENSITY RESIDENTIAL

R-3

ZONING DISTRICT SCHEDOLE LOW DENSITY RESIDENTIAL N-S						N-3		
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Accessory Dwelling Unit, Detached		Subject to	provisio	ns of Se	ction	350-48	(a)(2)	
Accessory Dwelling Unit, Employee		Subject to th	e provisi	ons of	Sectio	n 350-4	l8(a)(3)	
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15		
Communication Facility, Cellular		Subject to th	e provisi	ions of	Sectio	n 350-4	18(c)(5)	
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		50

¹ Five feet greater than that observed by the associated permitted Principal Use

⁽⁸⁾ Only where Public Sewer is available and connected to the Primary Use (where a public Sewer System is NOT available and connected to the Primary Use, only the Primary Uses, densities, and dimensional criteria of the Rural Residential and Agricultural ("R-R") zoning district schedule, as set forth in Section 350-24(c)(3), shall apply).

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

ZONING DISTRICT SCHEDULE	LOW	<u> DENSITY RESID</u>	<u>DENTIAI</u>	_				R-3	_
ONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	

20,000 sq. ft.

200

50

50

50

50

CONDITIONAL USES

Public Building

¹ Five feet greater than that observed by the associated permitted Principal Use

Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

R-4 USES PERMITTED								
PRIMARY USES ®	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Single Detached Dwelling		9,600 sq. ft.	80	25	10	30	1	35
Twin (each dwelling unit)		8,400 sq. ft.	70	25	10	30	2	35
Two-flat		14,400 sq. ft.	120	25	20	30	2	35
Community Mailbox Structure				2	10	10		15
Emergency Response Service Facility		3 acres	200	50	50	50		50
Forestry		Subject to the	provisi	ons of S	Section	า 350-4	8(f)(5)	
Historic Resource 11		Subject to the	provisio	ons of S	ection	350-48	8(h)(3)	
Open Space								
Place of Worship		3 acres	200	50	50	50		50
Schools, Elementary and/or Secondary		3 acres	200	50	50	50		50
Stormwater Management Facilities								35

¹ Five feet greater than that observed by the associated permitted Principal Use

⁽⁸⁾ Only where Public Sewer is available and connected to the Primary Use (where a public Sewer System is NOT available and connected to the Primary Use, only the Primary Uses, densities, and dimensional criteria of the Rural Residential and Agricultural ("R-R") zoning district schedule, as set forth in Section 350-24(c)(3), shall apply).

¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

ZONING DISTRICT SCHEDULE	MEDIUM DENSITY RESIDENTIAL R-4								
ACCESSORY USES, Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Accessory Dwelling Unit, Attached		Subject to the	provisio	ons of S	ection	350-48	3(a)(1)		
Communication Facility, Cellular		Subject to the	provisio	ons of S	ection	350-48	3(c)(5)		
Communication Facility, Residential				1	15	15			
Community Mailbox Structure				2	10	10		15	
Family Day Care Home									
Garage/Carport, Private				1	4	4		20	
Gazebo				1	4	4		20	
Geoexchange Energy Systems		Subject to the	provisio	ns of S	ection	350-48	3(g)(3)		
Greenhouse, Private				1	4	4		20	
Historic Resource (1)		Subject to the	provisio	ns of S	ection	350-48	3(h)(3)		
No-impact home –based businesses	Subject to the provisions of Section 350-48(n)(2)								
Off-Street Parking	Subject to the provisions of Section 350-48(o)(2)								
Recreational Clubhouse per Section 350-48(r)(5)	25 10 30						35		
Solar Energy Systems, Residential		Subject to the	provisio	ns of Se	ection	350-48	(s)(13)		
Sport Court				1	25	25			
Storage Building				1	4	4		15	
Swimming Pool, Residential				1	10	10			
Swimming Pool, Portable				1	4	4			
Wind Energy System, Small Roof-Mounted		Subject to the	provisio	ns of S	ection	350-48	3(w)(7)		
ACCESSORY USES, Non-Residential Communication Facility, Cellular Community Mailbox Structure		Subject to the	provisio	ons of S	ection	350-48	3(c)(5) 10	10	
Electric Vehicle Charging Station		Subject to the	provisio	ns of Se	ections	s 350-4	8(e)(1)		
Farm Outbuilding	Include	ed with Special Excepti	on Use	75	25	25		50	
Farm Roadside Stand	Include	ed with Special Excepti	on Use	10	25	25		35	
Geoexchange Energy Systems		Subject to the	provisio	ns of S	ection	350-48	3(g)(3)		
Historic Resource (1)	Subject to the provisions of Section 350-48(h)(3)								
Off-Street Parking		Subject to the	provisio	ns of S	ection	350-48	3(0)(2)		
Open Space									
Signs				10	25	25		25	
Solar Energy Systems, Non-Residential		Subject to the	provisio	ns of Se	ection	350-48	(s)(12)		
Storage Building				1	4	4		15	
Temporary Construction Site Office		Subject to the	provisio	ons of S	ection	350-48	3(t)(1)		
Wind Energy System, Small Roof-Mounted		Subject to the	provisio	ns of Se	ection	350-48	3(w)(7)		

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MEDIUM DENSITY RESIDENTIAL

R-4

ZOMING DISTRICT SCHEDULE	IVIE	INIEDIOINI DENSITT RESIDENTIAL									
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)			
Accessory Dwelling Unit, Detached		Subject to the	provisio	ns of S	ection	350-48	3(a)(2)				
Accessory Dwelling Unit, Employee		Subject to the	provisio	ns of S	ection	350-48	3(a)(3)				
Agriculture, Horticulture, Nursery, excluding raising keeping of farm animals		5 acres	300	25	15	15					
Communication Facility, Cellular		Subject to the	provisio	ns of S	ection	350-48	3(c)(5)				
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		50			

¹ Five feet greater than that observed by the associated permitted Principal Use

⁽⁸⁾ Only where Public Sewer is available and connected to the Primary Use (where a public Sewer System is NOT available and connected to the Primary Use, only the Primary Uses, densities, and dimensional criteria of the Rural Residential and Agricultural ("R-R") zoning district schedule, as set forth in Section 350-24(c)(3), shall apply).

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

ZONING DISTRICT SCHEDULE	MED	<u>DIUM DENSITY F</u>	RESIDEN	<u>ITIAL</u>				R-4
CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Public Building		20,000 sq. ft.	200	50	50	50		50

① Five feet greater than that observed by the associated permitted Principal Use

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

R-5 USES PERMITTED								
PRIMARY USES (8)	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Single Detached Dwelling		7,200 sq. ft.	60	25	10	25	1	35
Twin (each dwelling unit)		6,000 sq. ft.	50	25	10	25	2	35
Twin with Alley Frontage* (each dwelling unit)		4,800 sq. ft.	40	15	10	60	2	35
Two-flat		10,800 sq. ft.	90	25	20	25	2	35
Two-flat with Alley Frontage*		7,200 sq. ft.	60	15	10	60	2	35
Three-flat		14,400 sq. ft.	120	25	30	25	3	35
Three-flat with Alley Frontage*		9,600 sq. ft.	80	15	15	60	3	35
Townhouse (20) (each dwelling unit)		3,360 sq. ft.	24	10	6⑦	60	8	35
Assisted Living Residence		3 acres	200	50	50	50		50
Community Mailbox Structure				2	10	10		15
Emergency Response Service Facility		3 acres	200	50	50	50		50
Forestry		Subject to the pr	ovision	s of Sec	ction 35	0-48(1	f)(5)	
Historic Resource ①		Subject to the pro	ovision	s of Sec	tion 35	0-48(ł	າ)(3)	
Off-Street Parking per Section 350-48(o)(2)		6,000 sq. ft.	60	10	10	10		
Open Space								
Place of Worship		3 acres	200	50	50	50		50
Retirement Facility see Section 350-48(r)(10)	13.0	10 acres	200	100	50	50		50
Schools, Elementary and/or Secondary		3 acres	200	50	50	50		50
Stormwater Management Facilities								35

^{*} For a Lot to qualify as having Alley Frontage, the Lot shall meet the Minimum Frontage requirement for both the public road frontage and the alley frontage. Units approved before January 1, 2019 shall be subject to 25 foot rear yard setbacks.

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

⁽⁷⁾ Multiply 6 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback. Should all of the dwelling units of the Townhouse structure be served by a rear alley, multiply 3 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback.

⁽⁸⁾ Only where Public Sewer is available and connected to the Primary Use (where a public Sewer System is NOT available and connected to the Primary Use, only the Primary Uses, densities, and dimensional criteria of the Rural Residential and Agricultural ("R-R") zoning district schedule, as set forth in Section 350-24(c)(3), shall apply).

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

② Townhouse in subdivisions approved between April 17, 1974 and September 1, 2014 (including Twin Grove, Clifford Park, Wedgewood Park, Vistas At Green Hills, Ruth Court) shall be subject to 30 foot rear setbacks.

ZONING DISTRICT SCHEDULE	MEDI	UM DENSITY RE	SIDEN	ΓΙΑL			R-5		
ACCESSORY USES, Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Accessory Dwelling Unit, Attached		Subject to the pro	0-48(a	a)(1)					
Communication Facility, Cellular		Subject to the pr	ovision	s of Sec	tion 35	0-48((5)		
Communication Facility, Residential				1	15	15			
Community Mailbox Structure				2	10	10		15	
Family Day Care Home									
Garage/Carport, Private				1	4	4		20	
Gazebo				1	4	4		20	
Geoexchange Energy Systems		Subject to the pro	ovision	s of Sec	tion 35	0-48(g)(3)		
Greenhouse, Private				1	4	4		20	
Historic Resource (1)		Subject to the pro	ovision	s of Sec	tion 35	0-48(l	า)(3)		
No-impact home –based businesses		Subject to the pro	ovision	s of Sec	tion 35	0-48(r	າ)(2)		
Off-Street Parking	Subject to the provisions of Section 350-48(o)92)								
Recreational Clubhouse per Section 350-48(r)(5)				25	10	25		35	
Solar Energy Systems, Residential		Subject to the pro	visions	of Sec	tion 35	0-48(s)(13)		
Sport Court				1	25	25			
Storage Building				1	4	4		15	
Swimming Pool, Residential				1	10	10			
Swimming Pool, Portable				1	4	4			
Wind Energy System, Small Roof-Mounted		Subject to the pro	ovisions	s of Sec	tion 35	0-48(v	v)(7)		
ACCESSORY USES, Non-Residential Communication Facility, Cellular Community Mailbox Structure		Subject to the pro	ovision	s of Sec	ction 35	0-48(0	c)(5)	10	
Electric Vehicle Charging Station		Subject to the pro	visions	of Sec	tions 3				
Farm Outbuilding		d with Special Exception		75	25	25	, , ,	50	
Farm Roadside Stand	Include	d with Special Exception	Use	10	25	25		35	
Geoexchange Energy Systems		Subject to the pro	ovision	s of Sec	tion 35	0-48(g)(3)		
Historic Resource 11		Subject to the pro	ovision	s of Sec	tion 35	0-48(l	າ)(3)		
Off-Street Parking	Subject to the provisions of Section 350-48(o)(2)								
Open Space									
Signs				10	25	25		25	
Solar Energy Systems, Non-Residential		Subject to the pro	visions	of Sec	tion 350	0-48(s)(12)		
Storage Building				1	4	4		15	
Temporary Construction Site Office		Subject to the pr	ovision	s of Sec	tion 35	0-48(1	:)(1)	-	
Wind Energy System, Small Roof-Mounted		Subject to the pro	ovisions	of Sec	tion 35	0-48(v	v)(7)		

ZUNING DISTRICT SCHEDULE	IVIED	IUIVI DE	INDIT R	ESIDEN	HAL				K-5
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	1	Maximum Onto per building	Maximum Height of Building Structure (ft.)
Accessory Dwelling Unit, Detached		Subject	to the p	rovision	s of Sec	tion 35	0-48(a	a)(2)	
Accessory Dwelling Unit, Employee		Subject	to the p	rovision	s of Sec	tion 35	0-48(a	a)(3)	
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 a	cres	300	25	15	15		
Communication Facility, Cellular		Subject to the provisions of Section 350-48(c)(5)							
Non-residential Solar Energy Systems		Subject 1	to the pr	ovisions	of Sect	ion 350)-48(s)(12)	
Recreation Fields (bulk criteria as primary use only)		1 8	acre	100	50	50	50		50

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

⁽⁷⁾ Multiply 6 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback. Should all of the dwelling units of the Townhouse structure be served by a rear alley, multiply 3 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback.

⁽⁸⁾ Only where Public Sewer is available and connected to the Primary Use (where a public Sewer System is NOT available and connected to the Primary Use, only the Primary Uses, densities, and dimensional criteria of the Rural Residential and Agricultural ("R-R") zoning district schedule, as set forth in Section 350-24(c)(3), shall apply).

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

⁽²⁰⁾ Townhouse in subdivisions approved between April 17, 1974 and September 1, 2014 (including Twin Grove, Clifford Park, Wedgewood Park, Vistas At Green Hills, Ruth Court) shall be subject to 30 foot rear setbacks.

ZONING DISTRICT SCHEDULE	MED	<u> DIUM DENSITY</u> <u>F</u>	RESIDEN	<u>ITIAL</u>				R-5	
CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	

¹ Five feet greater than that observed by the associated permitted Principal Use

CONDITIONAL USES

Public Building

20,000 sq. ft.

200

50

50

50

50

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

R-10 USES PERMITTED								
PRIMARY USES(8)	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Single Detached Dwelling		6,000 sq. ft.	50	25	8	25	1	35
Twin (each dwelling unit)		4,800 sq. ft.	40	25	10	25	2	35
Twin with Alley Frontage* (each dwelling unit)		4,200 sq. ft.	35	15	10	60	2	35
Two-flat		8,400 sq. ft.	70	25	10	25	2	35
Two-flat with Alley Frontage*		6,000 sq. ft.	50	15	10	60	2	35
Three-flat		12,000 sq. ft.	100	25	10	25	3	35
Three-flat with Alley Frontage*		8,400 sq. ft.	70	15	15	60	3	35
Townhouse (20) (each dwelling unit)		2,800 sq. ft.	20	10	56	60	8	35
Apartment Building (3) (5 acre minimum Tract size)	10.0			30	20	30	16	35
Assisted Living Residence		3 acres	200	50	50	50		50
Community Mailbox Structure				2	10	10		15
Emergency Response Service Facility		3 acres	200	50	50	50		50
Forestry		Subject to the	provisio	ns of Sec	ction 35	0-48(1	f)(5)	
Historic Resource (1)		Subject to the	provision	ns of Sec	tion 35	0-48(ł	n)(3)	
Off-Street Parking per Section 350-48(o)(2)		6,000 sq. ft.	60	10	10	10		
Open Space								
Place of Worship		3 acres	200	50	50	50		50
Retirement Facility see Section 350-48(r)(10)	13.0	10 acres	200	100	50	50		50
Schools, Elementary and/or Secondary		3 acres	200	50	50	50		50
Stormwater Management Facilities								35

^{*} For a Lot to qualify as having Alley Frontage, the Lot shall meet the Minimum Frontage requirement for both the public road frontage and the alley frontage. Twins approved before January 1, 2019 shall be subject to 20 foot rear yard setbacks.

¹ Five feet greater than that observed by the associated permitted Principal Use

⁽³⁾ See Section 350-48(d)(4) for optional increases to Maximum Dwelling Units per Gross Acre, Maximum Units per Building and Maximum Building Structure Height

⁽⁶⁾ Multiply 5 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback. Should all of the dwelling units of the Townhouse structure be served by a rear alley, multiply 2.5 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback.

⁽⁸⁾ Only where Public Sewer is available and connected to the Primary Use (where a public Sewer System is NOT available and connected to the Primary Use, only the Primary Uses, densities, and dimensional criteria of the Rural Residential and Agricultural ("R-R") zoning district schedule, as set forth in Section 350-24(c)(3), shall apply).

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

⁽²⁰⁾ Townhouse in subdivisions approved between April 17, 1974 and September 1, 2014 (including Twin Grove, Clifford Park, Wedgewood Park, Vistas At Green Hills, Ruth Court) shall be subject to 30 foot rear setbacks.

Page	ZONING DISTRICT SCHEDULE	HIGH	DENSITY RESID		R-10				
Subject to the provisions of Section 350-48(c)(5)	ACCESSORY USES, Residential	Maximum Dwelling Units per Gross Acre	_					_	Maximum Height of Building Structure (ft.)
Community Mailbox Structure									
Community Mailbox Structure	Communication Facility, Cellular		Subject to the	provisio	_	tion 35	0-48(c)(5)	
Family Day Care Home	Communication Facility, Residential				1	15	15		
Garage/Carport, Private	Community Mailbox Structure				2	10	10		15
Gazebo Subject to the provisions of Section 350-48(g)(3) Subject to the provisions of Section 350-48(n)(2) Subject to the provisions of Section 350-48(s)(1) Subject to the provisions of Section 350-48(w)(7) Subject to Charging Station Subject to the provisions of Section 350-48(w)(7) Subject to Charging Station Subject to the provisions of Section 350-48(w)(7) Subject to Charging Station Subject to the provisions of Section 350-48(w)(7) Subject to Charging Station Subject Charging Station	Family Day Care Home								
Subject to the provisions of Section 350-48(g)(3)	Garage/Carport, Private				1	4	4		20
Greenhouse, Private	Gazebo				1	4	4		20
Subject to the provisions of Section 350-48(h)(3)	Geoexchange Energy Systems		Subject to the	provisio	ns of Sec	tion 35	0-48(g)(3)	
No-impact home –based businesses Subject to the provisions of Section 350-48(n)(2) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) Recreational Clubhouse per Section 350-48(n)(5) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(13) Sport Court Storage Building Suipage Building Subject to the provisions of Section 350-48(s)(13) Swimming Pool, Residential Swimming Pool, Portable Wind Energy System, Small Roof-Mounted ACCESSORY USES, Non-Residential Communication Facility, Cellular Community Mailbox Structure Subject to the provisions of Section 350-48(c)(5) Community Mailbox Structure Included with Special Exception Use Farm Outbuilding Included with Special Exception Use Subject to the provisions of Section 350-48(g)(3) Farm Roadside Stand Included with Special Exception Use Subject to the provisions of Section 350-48(g)(3) Geoexchange Energy Systems Subject to the provisions of Section 350-48(g)(3) Historic Resource (1) Subject to the provisions of Section 350-48(b)(3) Off-Street Parking Subject to the provisions of Section 350-48(b)(3) Off-Street Parking Subject to the provisions of Section 350-48(s)(2) Open Space Signs Subject to the provisions of Section 350-48(s)(2) Storage Building Subject to the provisions of Section 350-48(s)(1) Emporary Construction Site Office	Greenhouse, Private				1	4	4		20
Subject to the provisions of Section 350-48(o)(2)	Historic Resource (1)		Subject to the	provisio	ns of Sec	tion 35	0-48(h)(3)	
Subject to the provisions of Section 350-48(o)(2)	No-impact home –based businesses								
Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(13) Sport Court Storage Building Simming Pool, Residential Swimming Pool, Residential Swimming Pool, Portable Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(7) ACCESSORY USES, Non-Residential Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) Community Mailbox Structure Subject to the provisions of Section 350-48(e)(1) Farm Outbuilding Included with Special Exception Use Subject to the provisions of Section 350-48(e)(3) Farm Roadside Stand Included with Special Exception Use Included with Special Exception Use Subject to the provisions of Section 350-48(e)(3) Geoexchange Energy Systems Subject to the provisions of Section 350-48(e)(3) Historic Resource (1) Subject to the provisions of Section 350-48(e)(2) Open Space Signs Subject to the provisions of Section 350-48(s)(12) Storage Building Subject to the provisions of Section 350-48(s)(12) Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)	Off-Street Parking								
Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(13) Sport Court Storage Building Simming Pool, Residential Swimming Pool, Residential Swimming Pool, Portable Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(7) ACCESSORY USES, Non-Residential Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) Community Mailbox Structure Subject to the provisions of Section 350-48(e)(1) Farm Outbuilding Included with Special Exception Use Subject to the provisions of Section 350-48(e)(3) Farm Roadside Stand Included with Special Exception Use Included with Special Exception Use Subject to the provisions of Section 350-48(e)(3) Geoexchange Energy Systems Subject to the provisions of Section 350-48(e)(3) Historic Resource (1) Subject to the provisions of Section 350-48(e)(2) Open Space Signs Subject to the provisions of Section 350-48(s)(12) Storage Building Subject to the provisions of Section 350-48(s)(12) Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)	Recreational Clubhouse per Section 350-48(r)(5)				25	8	25		35
Sport Court	Solar Energy Systems, Residential		Subject to the p	provision	s of Sec	tion 35	0-48(s	(13)	
Storage Building					(1)	25	25		
Swimming Pool, Residential Swimming Pool, Portable Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(7) ACCESSORY USES, Non-Residential Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) Community Mailbox Structure Subject to the provisions of Section 350-48(e)(1) Farm Outbuilding Included with Special Exception Use Farm Roadside Stand Geoexchange Energy Systems Subject to the provisions of Section 350-48(g)(3) Historic Resource (1) Subject to the provisions of Section 350-48(g)(3) Wisher to the provisions of Section 350-48(b)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) Open Space Signs Subject to the provisions of Section 350-48(s)(12) Storage Building (1) 4 4 4 15 Temporary Construction Site Office						4	4		15
Swimming Pool, Portable Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(7) ACCESSORY USES, Non-Residential Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) Community Mailbox Structure Subject to the provisions of Section 350-48(c)(1) Electric Vehicle Charging Station Subject to the provisions of Sections 350-48(e)(1) Farm Outbuilding Included with Special Exception Use Include	Swimming Pool, Residential				(1)	10	10		
Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(7) ACCESSORY USES, Non-Residential Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) Community Mailbox Structure 2 10 10 Electric Vehicle Charging Station Subject to the provisions of Sections 350-48(e)(1) Farm Outbuilding Included with Special Exception Use 10 25 25 50 Farm Roadside Stand Included with Special Exception Use 10 25 25 35 Geoexchange Energy Systems Subject to the provisions of Section 350-48(g)(3) Historic Resource (1) Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) Open Space 10 25 25 25 25 Signs 10 25 25 25 25 Solar Energy Systems, Non-Residential Subject to the provisions of Section 350-48(s)(12) Storage Building 10 4 4 4 Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)						4	4		
ACCESSORY USES, Non-Residential Communication Facility, Cellular Community Mailbox Structure Electric Vehicle Charging Station Farm Outbuilding Included with Special Exception Use Farm Roadside Stand Included with Special Exception Use Included with Special Exception Use Farm Roadside Stand Included with Special Exception Use Inclu	Wind Energy System, Small Roof-Mounted		Subject to the p	provision		tion 35	0-48(\	v)(7)	
Electric Vehicle Charging Station Subject to the provisions of Sections 350-48(e)(1) Farm Outbuilding Included with Special Exception Use 75 25 25 50 Farm Roadside Stand Included with Special Exception Use 10 25 25 35 Geoexchange Energy Systems Subject to the provisions of Section 350-48(g)(3) Historic Resource 11 Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) Open Space Signs 10 25 25 25 Solar Energy Systems, Non-Residential Subject to the provisions of Section 350-48(s)(12) Storage Building 10 4 4 15 Temporary Construction Site Office	Communication Facility, Cellular		Subject to the	provisio	ns of Sec	tion 35	1		10
Farm Outbuilding Included with Special Exception Use 75 25 25 35 Farm Roadside Stand Included with Special Exception Use 10 25 25 35 Geoexchange Energy Systems Subject to the provisions of Section 350-48(g)(3) Historic Resource 1 Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) Open Space Signs 10 25 25 25 Solar Energy Systems, Non-Residential Subject to the provisions of Section 350-48(s)(12) Storage Building 1 4 4 15 Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)	·		Subject to the r	provision	s of Sect	tions 3			
Farm Roadside Stand Included with Special Exception Use 10 25 25 35 Geoexchange Energy Systems Subject to the provisions of Section 350-48(g)(3) Historic Resource 11 Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) Open Space Signs 10 25 25 25 25 Solar Energy Systems, Non-Residential Subject to the provisions of Section 350-48(s)(12) Storage Building 10 25 25 25 25 Solar Energy Systems, Non-Residential Subject to the provisions of Section 350-48(s)(12) Storage Building 10 4 4 15		Include						,,,,,	50
Geoexchange Energy Systems Subject to the provisions of Section 350-48(g)(3) Historic Resource ① Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) Open Space Signs 10 25 25 25 Solar Energy Systems, Non-Residential Subject to the provisions of Section 350-48(s)(12) Storage Building ① ① 4 4 1 Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)									
Historic Resource 11 Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) Open Space 10 25 25 25 Solar Energy Systems, Non-Residential Subject to the provisions of Section 350-48(s)(12) Storage Building 1 4 4 15 Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)								g)(3)	
Open Space102525Signs102525Solar Energy Systems, Non-ResidentialSubject to the provisions of Section 350-48(s)(12)Storage Building14415Temporary Construction Site OfficeSubject to the provisions of Section 350-48(t)(1)	_								
Open Space102525Signs102525Solar Energy Systems, Non-ResidentialSubject to the provisions of Section 350-48(s)(12)Storage Building14415Temporary Construction Site OfficeSubject to the provisions of Section 350-48(t)(1)	Off-Street Parking	Subject to the provisions of Section 350-48(o)(2)							
Solar Energy Systems, Non-Residential Subject to the provisions of Section 350-48(s)(12) Storage Building 1 4 4 1 15 Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)	Open Space		-						
Solar Energy Systems, Non-Residential Subject to the provisions of Section 350-48(s)(12) Storage Building 1 4 4 1 15 Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)					10	25	25		25
Storage Building ① ① 4 4 1 15 Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)			Subject to the r	rovision	s of Sect	tion 35)(12)	
Temporary Construction Site Office Subject to the provisions of Section 350-48(t)(1)					_				15
			Subject to the	provisio		l	l .	t)(1)	
	Wind Energy System, Small Roof-Mounted								

70NING DISTRICT SCHEDULE

HIGH DENSITY RESIDENTIAL

R-10

ZUNING DISTRICT SCHEDULE	HIGH DENSITY RESIDENTIAL							-10
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Accessory Dwelling Unit, Detached	Subject to the provisions of Section 350-48(a)(2)							
Accessory Dwelling Unit, Employee	Subject to the provisions of Section 350-48(a)(3)							
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15		
Communication Facility, Cellular	Subject to the provisions of Section 350-48(c)(5)							
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		50

- 1 Five feet greater than that observed by the associated permitted Principal Use
- 6 Multiply 5 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback. Should all of the dwelling units of the Townhouse structure be served by a rear alley, multiply 2.5 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback.
- (%) Only where Public Sewer is available and connected to the Primary Use (where a public Sewer System is NOT available and connected to the Primary Use, only the Primary Uses, densities, and dimensional criteria of the Rural Residential and Agricultural ("R-R") zoning district schedule, as set forth in Section 350-24(c)(3), shall apply).
- (1) Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).
- 20 Townhouse in subdivisions approved between April 17, 1974 and September 1, 2014 (including Twin Grove, Clifford Park, Wedgewood Park, Vistas At Green Hills, Ruth Court) shall be subject to 30 foot rear setbacks.

ZONING DISTRICT SCHEDULE	HIGH DENSITY RESIDENTIAL						R-10		
CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Public Building		20,000 sq. ft.	200	50	50	50		50	

¹ Five feet greater than that observed by the associated permitted Principal Use

¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

N-C USES PERMITTED										
PRIMARY USES		Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Arcade	Flex Spa	ce 10	,000 sq ft or less)	Recreation	on Facilit	ty				
Bank	Forestry	<i>'</i>	,	Restaura	nt, Fast	Food				
Business and Professional Office	Medica	Office	e	Restaurant, Sit-Down						
Child Day Care Center	Office Park			Retail Sales 10,000 sq ft or less)						
Clubhouse or Lodge	Personal Service Business			Service Business (10,000 sq ft or less)						
Coordinated Development	Pet Sho	Pet Shop			Veterinarian's Office					
Any and All of the Above					35	15	15		35	
Single Detached Dwelling		6,000 sq. ft.	50	25	8	25		35		
Twin (each dwelling unit)			4,800 sq. ft.	40	25	10	25		35	
Two-flat		8,400 sq.		70	25	10	25		35	
Three-flat			12,000 sq. ft.	100	25	10	25		35	
Apartment as part of Mixed-Use Building			Subject to the	•						
Bed and Breakfast						1				
Community Mailbox Structure					2	10	10		15	
Emergency Response Service Faci	lity		20,000 sq. ft.	200	50	50	50		50	
Historic Resource 11				e provisions of Section 350-48(h)(3)						
Mixed-Use Building			6,000 sq. ft.	100	35	15	15		35	
Open Space										
Place of Worship			20,000 sq. ft.	200	50	50	50		50	
Public Building			20,000 sq. ft.	200	50	50	50		50	
Recreation, Low Intensity			3 acres	200	50	50	50		35	
Stormwater Management Facilities									35	

¹ Five feet greater than that observed by the associated permitted Principal Use

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

ZONING DISTRICT SCHEDULE	NEIGHBORHOOD COMMERCIAL						N-C		
ACCESSORY USES, Non-Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Child Day Care Centers									
Communication Facility, Cellular		Subject to the	provisions	s of Sect	ion 350-	48(c)(5)			
Communication Facility, Radio and				1	25	25		50	
Television, Non-Residential				1)				30	
Community Mailbox Structure				2	10	10		15	
Electric Vehicle Charging Station		Subject to the	•		ı				
Farm Outbuilding		luded with Special Excepti		75	25	25		50	
Farm Roadside Stand	Inc	luded with Special Excepti		10	25	25		35	
Geoexchange Energy Systems		Subject to the	provisions	s of Sect	ion 350-	48(g)(3)			
Historic Resource 11)		Subject to the	provisions	of Sect	ion 350-	48(h)(3)			
Off-Street Parking		Subject to the	provisions	of Sect	ion 350-	48(o)(2)			
Open Space									
Pavilion				1	25	25		20	
Recreational Clubhouse per Section 350-48(r)(5)				25	8	25		35	
Signs				10	25	25		25	
Solar Energy Systems, Non-Residential		Subject to the	nrovisions						
Storage Building		Subject to the	Provisions	(1)	4	4		15	
Temporary Construction Site Office		Subject to the	nrovision	_				15	
,	Subject to the provisions of Section 350-48(t)(1) Subject to the provisions of Section 350-48(w)(7)								
Wind Energy System, Small Roof-Mounted		Subject to the	provisions	or secti	011 330-	40(W)(7)			
ACCESSORY USES, Residential									
Accessory Dwelling Unit, Attached		Subject to the	provision	s of Sect	ion 350-	48(a)(1)			
Communication Facility, Cellular		Subject to the	provision	s of Sect	ion 350-	48(c)(5)			
Communication Facility, Residential				1	15	15			
Community Mailbox Structure				2	10	10		15	
Family Day Care Homes									
Garage/Carport, Private				1	4	4		20	
Gazebo				1	4	4		20	
Geoexchange Energy Systems		Subject to the	provision	s of Sect	ion 350-	48(g)(3)			
Greenhouse, Private				(1)	4	4		20	
Historic Resource (11)		Subject to the	provisions	$\overline{}$		48(h)(3)		1	
No-impact home –based businesses		Subject to the							
Off-Street Parking		Subject to the	-						
Solar Energy Systems, Residential		Subject to the							
Sport Court		Subject to the	F. 5 \$ 1510113	1	25	25			
Storage Building				1	4	4		15	
Swimming Pool, Residential				1	10	10		13	
Swimming Pool, Residential Swimming Pool, Portable				1)	4	4			
		Subject to the	provisions						
Wind Energy System, Small Roof-Mounted		Subject to the	hionisions	oi secti	UII 35U-	40(W)(/)			

ZONING DISTRICT SCHEDULE	<u>1</u>	NEIGHBORHOOD COMMERCIAL						
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Accessory Dwelling Unit, Employee	Subject to the provisions of Section 350-48(a)(3)							
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15		35
Communication Facility, Cellular	Subject to the provisions of Section 350-48(c)(5)							
Motor Vehicle Service Facility		1 acre	100	50	15	15		35
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		50

① Five feet greater than that observed by the associated permitted Principal Use

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

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O-C USES PERMITTED									
PRIMARY USES		Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Arcade	Fore	estry			Mixed-Use Building				
Bank	Mas	sage :	Service Establishme	nt	Office	Park			
Business and Professional Office	Med	dical C	Office		Public	Building			
Coordinated Development									
All of the above uses				100	35	15	25		35
Apartment as part of Mixed-Use Building	g		Subject to the p	rovision	s of Sec	tion 350	-48(d)(3)	
Bed and Breakfast			Subject to the p	rovision	s of Sec	tion 350	-48(b)(2)	
Child Day Care Centers				100	35	15	25		35
Community Mailbox Structure					2	10	10		15
Emergency Response Service Facility				100	35	15	25		35
Historic Resource (1)			Subject to the p	rovision	s of Sec	tion 350	-48(h)(3)	
Open Space									
Place of Worship				100	35	15	25		35
Recreation, Low Intensity			3 acres	200	50	50	50		35
Stormwater Management Facilities									35

① Five feet greater than that observed by the associated permitted Principal Use

¹ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

ZONING DISTRICT SCHEDULE	OFFICE COMMERCIAL						C)-C
ACCESSORY USES, Non-Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Communication Facility, Cellular		Subject to the p	rovision	s of Sect	tion 350	-48(c)(5))	
Communication Facility, Radio and Television, Non-Residential				2	25	25 10		50
Community Mailbox Structure				Z	10	10		15
Child Daycare Center Electric Vehicle Charging Station		Subject to the pr	rovision	of Cost	ions 2EC	10/01/1	١	
Geoexchange Energy Systems		Subject to the p					•	
Historic Resource (11)		Subject to the p						
Off-Street Parking		Subject to the p				<u> </u>		
Pavilion		Subject to the p		(1)	25	25	,	20
Signs				10	25	25		35
Solar Energy Systems, Non-Residential		Subject to the p	rovisions				.)	
Storage Building		, , ,		(1)	4	4		15
Temporary Construction Site Office		Subject to the p	rovision		tion 350	-48(t)(1)		
Wind Energy System, Small Roof-Mounted		Subject to the p	rovision	s of Sect	ion 350-	-48(w)(7)	
ACCESSORY USES, Residential Accessory Dwelling Unit, Attached		Subject to the p	provision	s of Sect	tion 350	-48(a)(1))	
Communication Facility, Cellular		Subject to the p	provision	s of Sect	tion 350	-48(c)(5))	
Communication Facility, Residential				1	15	15		
Community Mailbox Structure				2	10	10		15
Family Day Care Homes								
Garage/Carport, Private				1	4	4		20
Gazebo				1	4	4		20
Geoexchange Energy Systems		Subject to the p	rovision	s of Sect	tion 350	-48(g)(3))	
Greenhouse, Private				1	4	4		20
Historic Resource (11)		Subject to the p	rovision	s of Sect	ion 350	-48(h)(3)	
No-impact home –based businesses		Subject to the p	rovision	s of Sect	tion 350	-48(n)(2))	
Off-Street Parking	Subject to the provisions of Section 350-48(o)(2)							
Solar Energy Systems, Residential		Subject to the p	rovision	s of Sect	ion 350-	48(s)(13)	
Sport Court				1	25	25		
Storage Building				1	4	4		15
Swimming Pool, Residential				1	10	10		
Swimming Pool, Portable				1	4	4		
Wind Energy System, Small Roof-Mounted		Subject to the p	rovision	s of Sect	ion 350	-48(w)(7)	

ZONING DISTRICT SCHEDULE	<u>C</u>	OFFICE COMM	ERCIAL	=				D-C	
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Accessory Dwelling Unit, Employee	Subject to the provisions of Section 350-48(a)(3)								
Communication Facility, Cellular	Subject to the provisions of Section 350-48(c)(5)								

① Five feet greater than that observed by the associated permitted Principal Use
① Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

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G-C USES PERMITTED	СПЕРО	LL	GENERAL C	CIVIIVI	EKCIAL				G-C
PRIMARY USES		Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Arcade	Offic	e Park			Self-Stor	age Fac	ility		
Bank	Pers	onal Se	ervice Business		Service B			00 sq 1	ft or
Body Art Establishment	Pet S	Shop			less)				
Business and Professional Office	Recr	eation	Facility		Shopping Center				
Child Day Care Center	Rest	aurant	, Fast Food		Short Stay Medical Center				
Flex Space (75,000 sq ft or less)			, Sit-Down		Veterina				
Forestry			(75,000 sq ft or		Wholesa		-		
Medical Office	l l		mmercial and/or	Trade		ental R		iles (7	5,000
Mixed-Use Building	Scho	ol, Ma	ssage		sq ft or less)				
Nightclub		• .							
Any and all of the above in which gross	square 1	tootag					T	ı	
Less than 10,000 sq. ft.			1.0 acre	200	5012	25	25		35
10,000 sq. ft. or more			2.5 acres	300	5012	35	35		35
Bed and Breakfast			Subject to	provis			1	ı	
Community Mailbox Structure					2	10	10		15
Coordinated Development			1.0 acre	200	5012	25	25		35
Emergency Response Service Facility			20,000 sq. ft.	200	50	25	25		35
Golf Driving Range			7 acres	200	5012	100	100		35
Historic Resource (1)			Subject to the	provis	ions of Sec	ction 35	0-48(h)(3)	
Open Space									
Place of Worship			20,000 sq. ft.	200	50	25	25		35
Public Building			20,000 sq. ft.	200	50	25	25		35
Recreation, Low Intensity			3 acres	200	50	50	50		35
Stormwater Management Facilities									35

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

⁽⁴⁾ Shall be separated by at least six hundred (600) feet from any Lot which is included, in whole or in part, in a residential zoning district, or upon which is located a Place of Worship, school or Public Building

⁽¹¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

⁽¹²⁾ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

ZONING DISTRICT SCHEDULE GENERAL COMMERCIAL G-C Winimum Sides to Lot Lines (ft.) Minimum Front to Street Ultimate Right-of-Way Line (ft.) Minimum Rear to Lot Lines (ft.) Maximum Dwelling Units per Maximum Units per Building Maximum Height of Building Structure (ft.) Minimum Lot Area Per Use Minimum Frontage (ft.) Gross Acre **ACCESSORY USES, Non-Residential** Child Daycare Center Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) Communication Facility, Radio and Television, (1)25 25 50 Non-Residential Community Mailbox Structure 10 10 15 **Electric Vehicle Charging Station** Subject to the provisions of Sections 350-48(e)(1) Farm Outbuilding Included with Special Exception Use 75 50 Farm Roadside Stand 10 35 Included with Special Exception Use 25 25 **Geoexchange Energy Systems** Subject to the provisions of Section 350-48(g)(3) Historic Resource (11) Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) **Open Space Pavilion** (1)25 25 20 Signs 10 25 25 35 Subject to the provisions of Section 350-48(s)(12) Solar Energy Systems, Non-Residential Storage Building (1)15 **Temporary Construction Site Office** Subject to the provisions of Section 350-48(t)(1) Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(7) **ACCESSORY USES, Residential** Accessory Dwelling Unit, Attached Subject to the provisions of Section 350-48(a)(1) Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) (1)Communication Facility, Residential 15 15 2 Community Mailbox Structure 10 10 15 Family Day Care Homes (1)Garage/Carport, Private 4 20 (1)Gazebo 20 **Geoexchange Energy Systems** Subject to the provisions of Section 350-48(g)(3) (1)Greenhouse, Private 20 Historic Resource (11) Subject to the provisions of Section 350-48(h)(3) No-impact home -based businesses Subject to the provisions of Section 350-48(n)(2) Subject to the provisions of Section 350-48(o)(2) **Off-Street Parking** Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(13) (1)**Sport Court** 25 (1) 4 4 Storage Building 20 Swimming Pool, Residential (1)10 10 (1)Swimming Pool, Portable 4 Subject to the provisions of Section 350-48(w)(7) Wind Energy System, Small Roof-Mounted

ZONING DISTRICT SCHEDULE	<u>GEN</u>	ERAL COMMER		G.	-C				
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Adult Entertainment Establishment 4	,	Wholesale Sales, with or without Incidental Reta							
Motor Vehicle Service Facility		(greater tha	n 75,00	00 sq ft)					
Recreation, High Intensity									
Any and all of the above in which gross square	footag	e of Building is as	follow	s:					
Less than 10,000 sq. ft.		1.0 acre	200	50 12	25	25		35	
10,000 sq. ft. or more		2.5 acres	300	50 12	35	35		35	
Accessory Dwelling Unit, Employee		Subject to the	provisi	ions of Sec	ction 35	0-48(a)(3)		
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	25	25			
Boarding House		10,000 sq. ft.	100	25	25	25		35	
Communication Facility, Cellular		Subject to the	provis	ions of Sec	ction 35	0-48(c	(5)		
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		35	
School, College and/or University		1 acre	150	50(12)	25	25		35	

ZONING DISTRICT SCHEDULE	<u>GE</u>	NERAL COMME	RCIAL					G-C
CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)

1) Five feet greater than that observed by the associated permitted Principal Use

Special Event Venue

- 4 Shall be separated by at least six hundred (600) feet from any Lot which is included, in whole or in part, in a residential zoning district, or upon which is located a Place of Worship, school or Public Building
- (1) Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3).

2.0 acre

200

100

100

100

35

(12) Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

350-24(c)(12) ZONING DISTRICT SCHEDULE GENERAL COMMERCIAL-SPECIAL HEIGHT LIMITATION GC-1

PRIMARY USES		Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)		
Arcade	Mixed-Use B	Buildin	ıg	Schoo	l, Comr	nercia	l and/c	r Trade	9		
Bank	Office Park	<u> </u>			School, Massage						
Body Art Establishments	Personal Se	rvice B	Business	Self-Storage Facility							
Business and Professional Office	Pet Shop			Service Business (75,000 sq ft or less)							
Child Day Care Center	Recreation I	•			ing Cer						
Flex Space (75,000 sq ft or less)	Restaurant,				Stay M			-			
Forestry	Restaurant,				inarian'		-				
Medical Office			00 sq ft or less)		esale Sa	iles (7	5,000 s	q ft or l	ess)		
Any and all of the above in which gr	oss square for	otage	of the use is as f								
Less than 10,000 sq. ft.			1.0 acre	200	50(12)	25	25		70②		
10,000 sq. ft. or more			2.5 acre	300	50(12)	35	35		70②		
Bed and Breakfast			Subject to p	rovisio	ns of Se		350-48	(b)(2)			
Community Mailbox Structure					2	10	10		15		
Coordinated Development			1.0 acre	200	50(12)	25	25		70②		
Emergency Response Service Facility	/		20,000 sq. ft.	200	50	25	25		35		
Historic Resource (11)			Subject to the	provisi	ons of	Sectio	n 350-4	8(h)(3)			
Open Space											
Place of Worship			20,000 sq. ft.	200	50	25	25		35		
Public Building			20,000 sq. ft.	200	50	25	25		35		
Recreation, Low Intensity	ecreation, Low Intensity			200	50	50	50		35		
Stormwater Management Facilities									35		

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

GC-1 USES PERMITTED

② Subject to the provisions of Sections 350-42(h)

⁴ Shall be separated by at least six hundred (600) feet from any Lot which is included, in whole or in part, in a residential zoning district, or upon which is located a Place of Worship, school or Public Building

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)

⁽¹²⁾ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

ZONING DISTRICT SCHEDULE GENERAL COMMERCIAL-SPECIAL HEIGHT LIMITATION GC-1 Minimum Front to Street Ultimate Right-of-Way Line (ft.) Winimum Sides to Lot Lines (ft.) Winimum Rear to Lot Lines (ft.) Maximum Height of Building Structure (ft.) Maximum Dwelling Units per Gross Acre **Maximum Units per Building** Minimum Lot Area Per Use Minimum Frontage (ft.) **ACCESSORY USES, Non-Residential** Child Daycare Center Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) Communication Facility, Radio and Television, (1) 25 25 50 Non-Residential Community Mailbox Structure 2 10 10 15 **Electric Vehicle Charging Station** Subject to the provisions of Sections 350-48(e)(1) Farm Outbuilding Included with Special Exception Use 75 25 50 Farm Roadside Stand 35 Included with Special Exception Use 10 25 25 **Geoexchange Energy Systems** Subject to the provisions of Section 350-48(g)(3) Historic Resource (11) Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) **Open Space Pavilion** (1)25 25 20 Signs 10 25 25 35 Subject to the provisions of Section 350-48(s)(12) Solar Energy Systems, Non-Residential Storage Building (1)15 **Temporary Construction Site Office** Subject to the provisions of Section 350-48(t)(1) Wind Energy System, Small Free-Standing Subject to the provisions of Section 350-48(w)(6) Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(7) **ACCESSORY USES, Residential** Accessory Dwelling Unit, Attached Subject to the provisions of Section 350-48(1)(1) Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) (1)15 Communication Facility, Residential 15 Community Mailbox Structure 10 10 15 Family Day Care Homes Garage/Carport, Private (1)4 20 4 (1)4 4 20 Gazebo Subject to the provisions of Section 350-48(g)(3) **Geoexchange Energy Systems** Greenhouse, Private 20 Historic Resource (11) Subject to the provisions of Section 350-48(h)(3) No-impact home -based businesses Subject to the provisions of Section 350-48(n)(2) Subject to the provisions of Section 350-48(o)(2) **Off-Street Parking** Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(13) (1)**Sport Court** 25 25 (1)Storage Building 4 4 20 (1)Swimming Pool, Residential 10 10 (1)Swimming Pool, Portable 4 4 Wind Energy System, Small Free-Standing Subject to the provisions of Section 350-48(w)(6) Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(7)

ZONING DISTRICT SCHEDULE GENER	IERAL COMMERCIAL-SPECIAL HEIGHT LIMITATION GC-1										
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)			
Adult Entertainment Establishment 4		Retail Sales and Service (greater than 75,000 sq ft)									
Flex Space (greater than 75,000 sq ft)		Service Busines	ss (grea	ter thar	1 75,00	00 sq ft	:)				
Motor Vehicle Service Facility		Wholesale Sale	es (grea	ter thar	75,00	00 sq ft)				
Recreation, High Intensity											
Any and all of the above in which gross square f	eet of B	uilding is as follo	ows:								
Less than 10,000 sq. ft.		1.0 acre	200	5012	25	25		35			
10,000 sq. ft. or more		2.5 acres	300	50(12)	35	35		35			
Accessory Dwelling Unit, Employee		Subject to the	provisi	ions of S	Section	า 350-4	·8(a)(3)				
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5.0 acres	300	25	25	25					
Boarding House		10,000 sq. ft.	100	25	25	25		35			
Communication Facility, Cellular	Subject to the provisions of Section 350-48(c)(5)										
Nursing Home		3 acres	200	50	50	50		50			
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		35			

ZONING DISTRICT SCHEDULE	GENERAL	COMMERCIAL-SI	PECIAL	HEIGH	T LIMI	TATIO	N	GC-1

CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Special Event Venue		2.0 acre	200	100	100	100		35

- 1) Five feet greater than that observed by the associated permitted Principal Use
- 2 Subject to the provisions of Sections 350-42(h)
- 4 Shall be separated by at least six hundred (600) feet from any Lot which is included, in whole or in part, in a residential zoning district, or upon which is located a Place of Worship, school or Public Building
- (1) Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)
- (12) Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

H-C USES PERMITTED									
PRIMARY USES			Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Arcade Hotel				Recre	ation Fac	ility			
Bank	Lumber Yard				urant, Fa	st Food			
Body Art Establishment	Medio	cal Offic	ce	Resta	urant, Sit	-Down			
Business and Professional Office	Mixed	l-Use B	uilding	Retail Sales (75,000 sq ft or less)					
Child Day Care Center	Mote				ol, Commo		nd/or T	rade	
Clubhouse or Lodge			le Sales Facility		ıl, Massag	-			
Commercial Car Wash	Night				torage Fa				
Coordinated Development	Office	-			e Busine	-	00 sq f	t or le	ess)
Flex Space (75,000 sq ft or less)			vice Business		ing Cent				
Forestry	Pet Sh	юр		Veterinarian's Office Wholesale Sales (75,000 sq ft or less)					,
Funeral Parlor								or le	
Any and All of the Above			1 acre	200	50 12	25	25		35
Apartment as part of Mixed-Use Building			•	e provisions of Section 350-48(d)(3)					
Bed and Breakfast			Subject to the	e provis				(2)	
Community Mailbox Structure					2	10	10		15
Emergency Response Service Facility			20,000 sq. ft.	200	50 12	25	25		35
Golf Driving Range			7 acres	200	50 12	100	100		35
Historic Resource ①			Subject to the	i			•)(3)	
Hotel, Extended Stay			1 acre	200	50 12	25	25		50
Open Space									
Place of Worship			20,000 sq. ft.	200	50 12	25	25		35
Public Building			20,000 sq. ft.	200	50 12	25	25		35
Recreation, Low Intensity			3 acres	200	50	50	50		35
Stormwater Management Facilities									35

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

⁴ Shall be separated by at least six hundred (600) feet from any Lot which is included, in whole or in part, in a residential zoning district, or upon which is located a Place of Worship, school or Public Building

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)

⁽²⁾ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

ZONING DISTRICT SCHEDULE	HIGHWAY COMMERCIAL							H-C
ACCESSORY USES, Non-Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Child Daycare Center							I	
Communication Facility, Cellular		Subject to the	provisio	ns of Se	ction 3	50-48(c)(5)	
Communication Facility, Radio and Television,		-		1	25	25		50
Non-Residential				2	10	10		15
Community Mailbox Structure		Cubicat to the			10	10	(-)(1)	15
Electric Vehicle Charging Station	la el el	Subject to the					(e)(1)	F0
Farm Outbuilding	+	ed with Special Excepti		75	25	25		50
Farm Roadside Stand	include	ed with Special Excepti		10	25	25	~\/2\	35
Geoexchange Energy Systems		Subject to the	•					
Historic Resource (1)		Subject to the	•			•	<u> </u>	
Off-Street Parking		Subject to the	provisi	ons of Se	ection :	350-48(I	0)(2)	
Open Space					25	25		20
Pavilion				1	25	25		20
Signs		6 1		10	25	25	1/421	35
Solar Energy Systems, Non-Residential		Subject to the	provisio	_	1		(12)	4.5
Storage Building		C la		(1)	4	4	+\/4\	15
Temporary Construction Site Office		Subject to the	•					
Wind Energy System, Small Roof-Mounted		Subject to the	provisio	0115 01 56	ection 3	550-48(w)(/)	
ACCESSORY USES, Residential								
Accessory Dwelling Unit, Attached		Subject to the	•			•		
Communication Facility, Cellular		Subject to the	provisi		l	350-48(c)(5)	
Communication Facility, Residential				(1)	15	15		
Community Mailbox Structure				2	10	10		15
Family Day Care Homes								
Garage/Carport, Private				1	4	4		20
Gazebo				1	4	4		20
Geoexchange Energy Systems		Subject to the	provisi	ons of Se	ection 3	350-48(g)(3)	
Greenhouse, Private				1	4	4		20
Historic Resource (11)		Subject to the	provisi		l	350-481	h)(3)	
No-impact home –based businesses		Subject to the	•			•	<i>,</i> , ,	
Off-Street Parking		Subject to the	•			-		
Solar Energy Systems, Residential		Subject to the	•					
Sport Court		342,000 00 0110	5 1510	1)	25	25	,,,±3,	
Storage Building				1	4	4		20
								20
Swimming Pool, Residential				1	10	10		
Swimming Pool, Portable		C 1::		1	4	4	\/¬\	
Wind Energy System, Small Roof-Mounted		Subject to the	provisio	ons of Se	ection 3	50-48(w)(/)	

ZONING DISTRICT SCHEDULE		HIGH	HWAY COMME	RCIAL					H-C	
SPECIAL EXCEPTION USES		Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Adult Entertainment Establishment (4)		Vehicle Service Facility Recreation, High Intensi					ntensity			
Hospital	Outdoo	r Stora	ige							
Any or All of the Above			1 acre	200	50 12	25	25		35	
Accessory Dwelling Unit, Employee			Subject to the	provisi	ions of Se	ction 3	50-48(a	a)(3)		
Agriculture, Horticulture, Nursery, exclu raising and keeping of farm animals	ding		5 acres	300	25	15	15			
Billboard			Subject to the	provisi	ons of Se	ction 3	50-48(k	o)(4)		
Billboard, Electronic Graphic Display			Subject to the	provisi	ons of Se	ction 3	50-48(k	o)(5)		
Boarding House			10,000 sq. ft.	100	25	25	25		35	
Communication Facility, Cellular		Subject to the provisions of Section 350-48(c)(5)								
Outdoor Storage (bulk criteria as primary use onl	y)		1 acre	100	50	25	25		35	
Recreation Fields (bulk criteria as primary use on	nly)		1 acre	100	50	50	50		35	
School, College and/or University			1 acre	150	50(12)	25	25		35	

ZONING DISTRICT SCHEDULE	<u>HIG</u>	HWAY COMME	RCIAL					H-C
CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)

1) Five feet greater than that observed by the associated permitted Principal Use

Special Event Venue

- 4 Shall be separated by at least six hundred (600) feet from any Lot which is included, in whole or in part, in a residential zoning district, or upon which is located a Place of Worship, school or Public Building
- (1) Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)

2.0 acre

200

100

100

100

35

(12) Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

350-24(c)(14) ZONE DISTRICT SCHEDULE HIGHWAY COMMERCIAL-SPECIAL HEIGHT LIMITATION HC-1

HC- 1 USES PERMITTED										
PRIMARY USES		Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Arcade Bank Business and Professional Office Child Day Care Center Clubhouse or Lodge Commercial Car Wash Coordinated Development	Mot Mot Offi Pers	dical Offic tel tor Vehicl ce Park sonal Serv	e Sales Facility vice Business	Ret Sch Sch Self Ser	taurant ail Sales ool, Cor ool, Ma -Storag vice Bus pping C	s (75,00 mmerci ssage e Facili siness (00 sq ft ial and/ ty	or Tra	de	
Flex Space (75,000 sq ft or less) Forestry Funeral Parlors Any and all of the above	Pet Shop Recreation Facility Restaurant, Fast Food 1.0 acre				Short-Stay Medical Center Veterinarian's Office Wholesale Sales (75,000 sq ft or					
Bed and Breakfast			Subject to pro					 2\	70②	
Community Mailbox Structure			Subject to pro-	VISIONS	2	10	10	(<u>-</u>)	15	
Emergency Response Service Facility			20,000 sq. ft.	200	50	25	25		35	
Exhibition Center per Section 350-48(e)(3)			15.0 Acres	200	50 (12)	25	25		70②	
Golf Driving Range			7 acres	200	50 (12)	100	100		35	
Historic Resource (11)					200 50 (2) 100 100 35 ovisions of Section 350-48(h)(3)					
Hotel, Extended Stay			1 acre	200	50 (12)	25	25	n/a	50	
Mixed-Use Building		12	1 acre	200	30	20	30	, u	70②	
Multi-Unit Housing		_ _	_ 3.5.0							
Three-flat		12	3,600 sq. ft.	30	30	20	30	3	35	
Townhouse (each dwelling unit)		_	2,400 sq. ft.	20	30	56	30	8	35	
Apartment as part of Mixed-Use Building			Subject to the p					l .		
Apartment Building (3) (Minimum 10 acre Tra	act)	15	No Limit		30	20	30	45	50	
Off-Street Parking per Section 350-48(o)(2)	-		6,000 sq. ft.	60	10	10	10			
Open Space			•							
Place of Worship			20,000 sq. ft.	200	50	25	25		35	
Public Building			20,000 sq. ft.	200	50	25	25		35	
Recreation, Low Intensity			3 acres	200	50	50	50		35	
Stormwater Management Facilities									35	

① Five feet greater than that observed by the associated permitted Principal Use

² Subject to the provisions of Sections 350-42(h)

³ See Section 350-48(d)(4) for optional increases to Maximum Dwelling Units per Gross Acre, Maximum Units per Building and Maximum Building Structure Height

⁽⁶⁾ Multiply 5 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback. Should all of the dwelling units of the Townhouse structure be served by a rear alley, multiply 2.5 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback.

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)

⁽²⁾ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

ZONE DISTRICT SCHEDULE HIGHWAY COMMERCIAL-SPECIAL HEIGHT LIMITATION HC-1 Minimum Sides to Lot Lines (ft.) Minimum Front to Street Ultimate Right-of-Way Line (ft.) Winimum Rear to Lot Lines (ft.) Maximum Dwelling Units per Gross Acre Maximum Units per Building Maximum Height of Building Structure (ft.) Minimum Lot Area Per Use Minimum Frontage (ft.) **ACCESSORY USES, Non-Residential** Child Daycare Center Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) Communication Facility, Radio and (1)25 25 50 Television, Non-Residential Community Mailbox Structure 10 10 15 Subject to the provisions of Sections 350-48(e)(1) **Electric Vehicle Charging Station** Farm Outbuildings Included with Special Exception Use 75 25 50 Farm Roadside Stand Included with Special Exception Use 10 25 25 35 **Geoexchange Energy Systems** Subject to the provisions of Section 350-48(g)(3) Historic Resource (11) Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(2) **Open Space Pavilion** (1)25 25 20 Signs 10 25 25 35 Subject to the provisions of Section 350-48(s)(12) Solar Energy Systems, Non-Residential Storage Building (1)15 Subject to the provisions of Section 350-48(t)(1) **Temporary Construction Site Office** Wind Energy System, Small Free-Standing Subject to the provisions of Section 350-48(w)(6) Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(7) **ACCESSORY USES, Residential** Accessory Dwelling Unit, Attached Subject to the provisions of Section 350-48(a)(1) Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5) Communication Facility, Residential (1)15 15 Community Mailbox Structure 10 10 15 Family Day Care Homes Garage/Carport, Private (1)4 20 4 \bigcirc 4 Gazebo 20 Subject to the provisions of Section 350-48(g)(3) **Geoexchange Energy Systems** (1)Greenhouse, Private 20 Historic Resource (11) Subject to the provisions of Section 350-48(h)(3) No-impact home –based businesses Subject to the provisions of Section 350-48(n)(2) Subject to the provisions of Section 350-48(o)(2) **Off-Street Parking** Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(13) (1)**Sport Court** 25 25 (1)Storage Building 4 4 20 (1)Swimming Pool, Residential 10 10 (1)4 Swimming Pool, Portable

Subject to the provisions of Section 350-48(w)(6)

Subject to the provisions of Section 350-48(w)(7)

Wind Energy System, Small Free-Standing

Wind Energy System, Small Roof-Mounted

ZONE DISTRICT SCHEDULE	HIGHWAY COMMERCIAL-SPECIAL HEIGHT LIMITATION	HC-1

ZONE DISTRICT SCHEDOLE HIGHWAT CO		CIAL-SPECIAL H			******		пс						
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)					
Adult Entertainment Establishment (4)	1	Outdoor Storag	ze			1	1						
Flex Space (greater than 75,000 sq ft)		Recreation, Hig		nsity									
Hospital		Retail Sales (gr	-		000 SF)								
Motor Vehicle Repair Facility	Service Business (greater than 75,000 sq ft)												
Motor Vehicle Service Facility		Wholesale Sale	es (grea	ter thai	n 75,00	00 sq ft))						
Office Park													
Any and all of the above		1.0 acre		50(12)	25	25		35					
Accessory Dwelling Unit, Employee		Subject to the	provisi	ons of S	Section	350-48	3(a)(3)						
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15							
Billboard		Subject to the	nrovisi	ons of S	Section	350-48	R(h)(4)						
Billboard, Electronic Graphic Display		Subject to the	•										
Boarding House		10,000 sq. ft.	100	25	25	25		35					
Communication Facility, Cellular		Subject to the	provisi	ons of S	Section	350-48	3(c)(5)						
Community Shelter		20,000 sq. ft.	100	25	25	25		35					
Exhibition Center High Attendance Use (5)		15 acres	200	50(12)	25	25		70②					
Nursing Home		3 acres	200	50	50	50		50					
Outdoor Storage (bulk criteria as primary use only)		1 acre	100	50	25	25		35					
Recreation Fields (bulk criteria as primary use only)		1 acre	100	50	50	50		35					
School, College and/or University		1 acre	150	50(12)	25	25		35					
Treatment Center		1 acre	100	50	50	25		35					

ZONE DISTRICT SCHEDULE HIGHWAY COMMERCIAL-SPECIAL HEIGHT LIMITATION

ZONE DISTRICT SCHEDULE	welling Units per the a Per Use ontage (ft.) ontage (ft.) ontage (ft.) ont to Street ht-of-Way Line (ft.) des to Lot Lines (ft.) ar to Lot Lines (ft.) inits per Building							
CONDITIONAL USES	Units	Minimum Lot Area Per Use	Minimum Frontage (ft.)	to Street f-Way Line	Lot Lines	r to Lot Lines	<u>م</u>	Maximum Height of Building Structure (ft.)
Betting Parlor 4		1.0 acre	200	50(12)	25	25		35
Special Event Venue		2.0 acre	200	100	100	100		35

⁴ Shall be separated by at least six hundred (600) feet from any Lot which is included, in whole or in part, in a residential zoning district, or upon which is located a Place of Worship, school or Public Building

⑤ Subject to the provisions of Sections 350-48(e)(3) and (4)

⁽²⁾ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

350-24(c)(15) ZONING DISTRICT	SCHED	ULE	COMME	RCIAL REC	CREATI	<u>ON</u>			C-R
(A) CR USES PERMITTED		T		T			I	1	
PRIMARY USES			Win Lot Area Per Ose	Min Frontage (ft.)	Min Front to Street Ultimate Right-of-Way Line (ft.)	Min Sides to Lot Lines (ft.)	Min Rear to Lot Lines (ft.)	Max Units per Building	Max Height of Building Structure
Arcade	Mixed-	-Use Buildir	ng	Recreati	on, Low	Intens	ity		
Amusement Park	Motel		-	Recreation Facility					
Coordinated Development	Nightc	lub		Recreation Fields					
Emergency Response Service Facility	_	of Worship		Restaurant, Sit-Down					
Forestry	Public	Building		Stables,	with or	withou	ıt Ridin	g Trails	5
Golf Driving Range	Recrea	ition, High I	ntensity	Stormwater Management Facility				ility	
Hotel									
Any and all of the above									50
Commercial Amusements (as part of Amus	sement Par	·k)							9
Community Mailbox Structure						2	10	10	
Historic Resource (11)			Subject	to the pro	visions	of Sec	tions 35	50-48(1	h)(3)
Open Space									
ACCESSORY USES									
Child Daycare Centers									50
Communication Facility, Cellular			Subjec	t to the pr	$\overline{}$	s of Sec	tion 35	0-48(c	: <u>)</u> (5)
Communication Facility, Radio and Televi	sion, Non-	-Residential			1	25	25		50
Community Mailbox Structure						2	10	10	
Electric Vehicle Charging Station				t to the pr					
Geoexchange Energy System				t to the pr					
Historic Resource (11)				t to the pr					
No-impact Home-based Businesses			Subjec	t to the pr	ovision	of Sec	tion 35	0-48(n)(2)
Off Street Parking									35
Open Space									
Recreation Fields									50
Signs					10	75	75		50
Solar Energy Systems, Non-Residentia	l		Subject	to the pro	ovisions	of Sec	tion 35	0-48(s)	(12)
Solar Energy Systems, Residential			Subject	to the pro		of Sec	tion 35	0-48(s)	(13)
Storage Building					1	4	4		15
Temporary Construction Site Office									50
Temporary Seasonal Parking			Subject	t to the pr	ovisions	of Sec	tion 35	0-48(c)(4)
Warehousing/Storage/Maintenance (as p	part of Amu	sement Park)			100	50	50		50
Wind Energy System, Small Free-Stand	ding		Subject	to the pro	ovisions	of Sec	tion 35	0-48(v	v)(6)
Wind Energy System, Small Roof-Mounted			Subject	to the pro	ovisions	of Sec	tion 35	0-4 <mark>8(</mark> v	ı)(7)
SPECIAL EXCEPTION USES									
Accessory Dwelling Unit, Employee			Subject	t to the pr	ovision	s of Sec	tion 35	60-48(a	1)(3)
Communication Facility, Cellular			Subjec	t to the pr	ovision	s of Sec	ction 35	0-48(c	:)(5)
Seasonal Parking					50	50	50		
			· · · · · · · · · · · · · · · · · · ·						

① Five feet greater than that observed by the associated permitted Principal Use

¹⁰ See Section 350-24(c)(15)(B) and (C) below

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)

(B) <u>CR Zoning District Map:</u>

(i) <u>Non-Lineal Setbacks</u>. Notwithstanding the other Setback provisions of this Ordinance, there are certain areas near the boundary of the CR Zoning District, which, as a result of artificially created berms, irregularities in the boundary itself, and the existence of non-residential uses, render strict compliance with lineal Setbacks inappropriate. The supplemental zoning map of the C-R district incorporates the Setbacks established under this Section (the "CR District Zoning Map")



(ii) <u>CR District Regions.</u> The CR District shall include areas identified on the CR Zoning District Map as:

(1) <u>Buffer Regions (green)</u>

(a) Areas to be reserved for landscaped berms, an internal road network for Use by Park maintenance and security vehicles (except those associated with parking), green space, detention areas and utility-like uses.

(2) Restricted Regions (orange)

(a) Areas which may include all Permitted, Accessory and Special Exception Uses otherwise set forth in the CR Zoning District. However, any Commercial Amusements in the Restricted Regions may not exceed a height of thirty (30) feet. If any portion of a Restricted Region is used for Commercial Amusements, to the extent geographically and topographically reasonable, a landscaped berm eight (8) feet in height and at least twenty-five (25) feet wide shall be established (if not already in existence) in that portion of the Buffer Region between the Commercial Amusement and the closest abutting Lot if that Lot is zoned residential.

(3) Standard Regions (white/white-crosshatched in red)

- (a) Areas which may include all Permitted, Accessory and Special Exception Uses otherwise set forth in the C-R Zoning District provided, the height of any commercial amusement in the Standard Region may not exceed an elevation of 540 feet above mean sea level. If any portion of a Standard Region is used for commercial amusements, a landscaped berm eight (8) feet in height and at least twenty-five (25) feet wide must be established (if not already in existence) in that portion of the Buffer Region between the commercial amusement and the closest abutting property if that property is zoned residential.
- (b) Certain identified portions of the Standard Region are not used for commercial amusements as of the date of this Amendment. Accordingly, commercial amusements will not be permitted in those areas pursuant to this Amendment. Those areas are crosshatched in red on the C-R District Zoning Map and are referred to as Standard (Limited Use).

(C) Additional Performance Criteria:

- (i) Additional Rides. Notwithstanding any other provision of this Ordinance, three (3) additional Commercial Amusements in excess of 85' in height may be placed in the Standard Region after the effective date of this amendment to the Ordinance. Any existing Commercial Amusement in excess of 85 feet in height, and any Commercial Amusement in excess of 85 feet in height to be established under this section may be replaced or modified, provided the total number of Commercial Amusements in excess of 85 feet shall not exceed the number of Commercial Amusement in excess of 85' in height as of the effective date of this amendment to the Ordinance plus the three (3) additional Commercial Amusements in excess of 85 feet in height permitted hereunder. Any new amusement added pursuant to this subsection shall be located in the approximate location of the replaced amusement.
- (ii) <u>Fall Zone.</u> Notwithstanding any other provision of this ordinance, the height of any future Commercial Amusement shall be less than the distance from such amusement to the nearest residential Lot Line or public road.
- (iii) Sound, Light & Privacy: To the extent any Commercial Amusements are established pursuant to Section 350-24(c)(15)(C)(i) after the effective date of this amendment to the Ordinance or any existing Commercial Amusement is replaced or modified after the effective date of this amendment to the Ordinance:

- (1) any speakers or sound systems may not be focused or directed towards any adjoining residential properties,
- (2) any lighting may not be focused or directed toward any adjoining residential properties (For purposes of this Section, it is permissible to have the illumination visible from the adjoining residential properties, but not directed at such residential properties); and
- (3) a baffle or screen shall be added to such Commercial Amusement if any such Commercial Amusement is designed so that patrons could view into any adjoining residential properties for any extended period of time.
- (D) <u>Screening Requirements</u>: Buffer Region Plantings Coniferous trees of at least ten (10) feet in height, and no more than ten (10) feet from one planting to the next, shall be planted in the Buffer Regions required under Section 350-24(c)(15) (B)(ii).
- (E) <u>Conflicts:</u> The provisions of this Section 350-24(c)(15) shall govern to the extent any provisions hereof conflict with any other provisions of this Ordinance.

350-24(c)(16) ZONING DISTRICT SCHEDULE INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION IC-1

PRIMARY USES		Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Arcade	Hotel				Office Parl	(
Bank	-	-	Cleaning Processing	g	Printing, B			ing,	etc.	
Business and Professional Office	and Disti	ributi	on		Recreation		•			
Child Day Care Center	Lumber yard				Research and Development Facility					
Coordinated Development	Manufacturi	_			Retiremen		•			
Dairy and Food Processing and	•		Establishment		Self-Storag	•	ty			
Distribution	Medical Offic				Service Bu					
Flex Space	Mixed-Use B	uildir	ng		Utility Sup	•	cility			
Forestry	Motel				Wholesale		1			
Any and all of the above			2.5 acres	30	0 5012	25	25		70②	
Agriculture, Horticulture, Nursery, raising and keeping of farm anim	_		5.0 acres	30	0 25	25	25			
Community Mailbox Structure					2	10	10		15	
Emergency Response Service Facil	ity		20,000 sq. ft.	20	0 5012	25	25		35	
Historic Resource (11)			Subject to the	prov	isions of Se	ction 35	50-48(h)(3)		
Open Space										
Place of Worship			20,000 sq. ft.	20)	25	25		35	
Public Building			20,000 sq. ft.	20)	25	25		35	
Restaurant, Sit-Down			1 acre	20	0 5012	25	25		35	
Recreation, Low Intensity			3 acres	20	0 50	50	50		35	
Stormwater Management Facilitie	S								35	

⁽¹⁾ Five feet greater than that observed by the associated permitted Principal Use

IC-1 USES PERMITTED

② Subject to the provisions of Sections 350-31(d) and (e)

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-33.

⁽¹²⁾ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

ZONING DISTRICT SCHEDULE INDUST	DUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION IC-1								
ACCESSORY USES, Non-Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Child Daycare Center									
Communication Facility, Cellular		Subject to the	provisio	ns of Sec	tion 35	0-48(c)	(5)		
Communication Facility, Radio and Television,				_			(-,		
Non-Residential				1	25	25		50	
Community Mailbox Structure				2	10	10		15	
Electric Vehicle Charging Station		Subject to the	provisio	ns of Sec	ctions 3	50-48(e)(1)		
Farm Outbuilding				75	25	25		50	
Farm Roadside Stand				10	25	25		35	
Geoexchange Energy Systems		Subject to the	provisi	ons of Se	ction 3	50-48(g	(3)		
Historic Resource (11)		Subject to the	-						
Off-Street Parking	Subject to the provisions of Section 350-48(o)(2)								
Open Space									
Pavilion				(1)	25	25		20	
Signs				10	25	25	(1.5)	35	
Solar Energy Systems, Non-Residential		Subject to the	provisio	_	T		(12)	1 4 5	
Storage Building		Code in at the three		(1)	4	4	\/4\	15	
Temporary Construction Site Office		Subject to the							
Wind Energy System, Small Free-Standing Wind Energy System, Small Roof-Mounted		Subject to the Subject to the	•						
Willia Ellergy System, Small Root-Woulded		Subject to the	provisio	7113 01 360		00-40(N	/)(/)		
ACCESSORY USES, Residential									
Accessory Dwelling Unit, Attached		Subject to the	provision	ons of Se	ction 35	50-48(a)(1)		
Communication Facility, Cellular		Subject to the	provisi	ons of Se	ction 3!	50-48(c)(5)		
Communication Facility, Residential				1	15	15			
Community Mailbox Structure				2	10	10		15	
Family Day Care Homes									
Garage/Carport, Private				1	4	4		20	
Gazebo				1	4	4		20	
Geoexchange Energy Systems		Subject to the	provision	ons of Se	ction 3	50-48(g)(3)		
Greenhouse, Private				1	4	4		20	
Historic Resource 11		Subject to the	provision	ons of Se	ction 35	50-48(h)(3)		
No-impact home –based businesses		Subject to the	provisio	ons of Se	ction 35	50-48(n)(2)		
Off-Street Parking		Subject to the	•						
Solar Energy Systems, Residential		Subject to the	•						
Sport Court				1	25	25			
Storage Building				1	4	4		20	
Swimming Pool, Residential				1	10	10			
Swimming Pool, Portable				<u>(1)</u>	4	4			
Wind Energy System, Small Free-Standing		Subject to the	provisio		ction 35	0-48(w	/)(6)		
Wind Energy System, Small Roof-Mounted		Subject to the							

ZONING DISTRICT SCHEDULE <u>IN</u>	DUSTRIAL-	COMMERCIAL-S	PECIAL	HEIGHT	LIMIT	<u>ATION</u>		IC-1
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Accessory Dwelling Unit, Employee		Subject to the	e provisi	sions of Section 350-48(a)(3)				
Communication Facility, Cellular		Subject to the	e provisi	ons of Se	ction 35	50-48(c)(5)	
Motor Vehicle Repair Facility		1 acre	150	50(12)	25	25		35
Motor Vehicle Service Facility		1 acre	150	50(12)	25	25		35
Nursing Home		3 acres	200	5012	50	50		35
Outdoor Storage (bulk criteria as primary use only))	1 acre	150	50	25	25		35
School, College and/or University		1 acre	150	50①	25	25		35
Treatment Center		1 acre	150	50(12)	50	25		35

ZONING DISTRICT SCHEDULE INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION IC-1

CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)
Incinerator	•	Waste to Energy	y Facility			•		
Sanitary Landfill		Waste Treatme	nt Facilit	У				
Any and all of the above in which the descriptio	n to gro	ss square footage	of Buildir	ngs and se	ervice a	reas are	as fo	ollows:
Less than 25,000 sq. ft.		5.0 acres	450	150	150	150		70②
25,000 sq. ft. or more		10.0 acres	600	225	225	225		70②
Motor Freight Terminal		5.0 acres	450	50	50	50		70②
Special Event Venue		2.0 acre	200	100	100	100		35
Warehousing and Distribution		5.0 acres	450	50	50	50		70②

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

²⁾ Subject to the provisions of Sections 350-42(h)

① Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive reuse of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)

⁽¹²⁾ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

I USES PERMITTED	JLL	INDUSTR						<u> </u>	
PRIMARY USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Coordinated Development			Recreat	ion, High	Intensi	ty			
Dairy and Food Processing and Distribution				h and De			cilitie	es	
Flex Space			Service Business						
Forestry			Shoppir	ng Center	•				
Laundry and Dry Cleaning Processing and Distribution			Utility S	upport F	acility				
Manufacturing			Veterin	arian's O	ffice				
Mixed-Use Building			Wholes	nolesale Sales					
Printing, Binding, Publishing, etc.									
Any and all of the above		2.5 acres	300	5012	25	25		35	
Agriculture, Horticulture, Nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15			
Agriculture, Horticulture, Nursery, including raising and keeping of farm animals		5 acres	300	25	15	15			
Community Mailbox Structure				2	10	10		15	
Emergency Response Service Facility		20,000 sq. ft.	200	50(12)	25	25		35	
Historic Resource 11		Subject to the	e provisi	ons of Se	ction 35	50-48(h	1)(3)		
Open Space									
Place of Worship		20,000 sq. ft.	200	50(12)	25	25		35	
Public Building		20,000 sq. ft.	200	50(12)	25	25		35	
Recreation, Low Intensity		3 acres	200	50	50	50		35	
Necreation, Low intensity		3							
School, Commercial and Trade		3.0 acres	200	50(12)	50	50		50	

¹⁾ Five feet greater than that observed by the associated permitted Principal Use

⁽¹⁾ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)

⁽¹²⁾ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)

ACCESSORY USES, Non-Residential ACCESSORY USES, Residential ACCESSORY USES	ZONING DISTRICT SCHEDULE	<u>11</u>	NDUSTRIAL						I	
Communication Facility, Cellular Subject to the provisions of Section 350-48(c)(5)	ACCESSORY USES, Non-Residential	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Communication Facility, Radio and Television, Non-Residential 1	Child Daycare Center									
Non-Residential U	Communication Facility, Cellular		Subject to the	provisio	ns of Sec	tion 35	0-48(c)	(5)		
Electric Vehicle Charging Station	•				1	25	25		50	
Farm Outbuilding	Community Mailbox Structure								15	
Farm Roadside Stand			Subject to the	provisio	ns of Sec	tions 3	50-48(e	e)(1)		
Subject to the provisions of Section 350-48(g)(3)	-									
Historic Resource ① Subject to the provisions of Section 350-48(h)(3) Off-Street Parking Subject to the provisions of Section 350-48(o)(92) Pavilion Pavilion 10 25 25 35 Storage Building 10 4 4 4 15 Temporary Construction Site Office Subject to the provisions of Section 350-48(h)(1) Wind Energy System, Small Free-Standing Wind Energy System, Small Roof-Mounted ACCESSORY USES, Residential Accessory Dwelling Unit, Attached Communication Facility, Cellular Communication Facility, Residential Communication Facility, Residential Community Mailbox Structure 2 10 10 15 Family Day Care Homes Garage/Carport, Private Gazebo Geoexchange Energy Systems Subject to the provisions of Section 350-48(g)(3) Greenhouse, Private Pistoric Resource ① Subject to the provisions of Section 350-48(g)(3) Kennel per Section 350-48(k)(1) Subject to the provisions of Section 350-48(g)(3) Subject to the provisio									35	
Off-Street Parking Open Space Pavilion Subject to the provisions of Section 350-48(o)92) Open Space Pavilion ① 25 25 25 20 Signs Storage Building ① 1 4 4 15 Temporary Construction Site Office Wind Energy System, Small Free-Standing Subject to the provisions of Section 350-48(t)(1) Wind Energy System, Small Roof-Mounted Subject to the provisions of Section 350-48(w)(6) Wind Energy System, Small Roof-Mounted ACCESSORY USES, Residential Accessory Dwelling Unit, Attached Subject to the provisions of Section 350-48(a)(1) Communication Facility, Cellular Communication Facility, Residential Community Mailbox Structure Day Care Homes Garage/Carport, Private Gazebo Subject to the provisions of Section 350-48(g)(3) Greenhouse, Private Subject to the provisions of Section 350-48(g)(3) Greenhouse, Private Subject to the provisions of Section 350-48(g)(3) Kennel per Section 350-48(k)(1) No-impact home —based businesses Subject to the provisions of Section 350-48(n)(2) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(n)(2) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of Section 350-48(s)(1) Solar Energy Systems, Residential Subject to the provisions of			•							
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		Subject to the provisions of Section 350-48(w)(5)								
wind Energy System, Small Root-Mounted Subject to the provisions of Section 350-48(w)(6)	Wind Energy System, Small Roof-Mounted	Subject to the provisions of Section 350-48(w)(6)								

ZONING DISTRICT SCHEDULE	<u>INDUSTRIAL</u>							<u> </u>		
SPECIAL EXCEPTION USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)		
Manufacturing and Processing of Chemicals and Explosives Quarries										
Any and all of the above in which gross square footage of Building and service areas is as follows:										
Less than 25,000 sq. ft.		2.5 acres	300	150	150	150		35		
25,000 sq. ft. or more		5.0 acres	400	225	225	225		35		
Accessory Dwelling Unit, Employee	Subject to the provisions of Section 350-48(a)(3)									
Boarding House		10,000 sq. ft.	100	25	25	25		35		
Communication Facility, Cellular	Subject to the provisions of Section 350-48(c)(5)									
Correctional Facility		5.0	400	150	150	150		35		
Helipad per Section 350-48(h)(1)		5 acres	400	150	50	50		35		
Heliport per Section 350-48(h)(2)		7 acres	400	150	50	50		35		
Kennel per Section 350-48(k)(1)		3 acres	200	75	50	50		35		
Outdoor Storage (bulk criteria as primary use only)		1 acre	100	50	25	25		35		
Treatment Center		1 acre	100	50(12)	50	25		35		

ZONING DISTRICT SCHEDULE		<u>INDUSTRIAL</u>						ı	
CONDITIONAL USES	Maximum Dwelling Units per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (ft.)	Minimum Front to Street Ultimate Right-of-Way Line (ft.)	Minimum Sides to Lot Lines (ft.)	Minimum Rear to Lot Lines (ft.)	Maximum Units per Building	Maximum Height of Building Structure (ft.)	
Solar Energy Facility	Subject to provisions of Section 350-48(s)(11)								
Special Event Venue		2.0 acre	200	100	100	100		35	
Wind Energy Facility	Subject to the provisions of Section 350-48(w)(5)								

① Five feet greater than that observed by the associated permitted Principal Use

¹ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 350-48(h)(3)

⁽¹²⁾ Front Yard Setback may be reduced in accordance with the provisions of Section 350-45(d)