

Chart 2 - District and Use Bulk Regulations	Minimum Lot Requirements		Minimum Yard Requirements			Maximum Requirements		
	Lot Area (Square feet)	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Units per Acre	(%) Lot Coverage
<b>A Agricultural District</b>								
Single Family Detached Dwelling	20,000 *	100	40	15	25 **	35	2.18	n/a
Agriculture	One acre	100	40	25	25 **	45	n/a	n/a
Riding Stable	One acre	100	100	100	100	35	n/a	n/a
Other	One acre	100	40	25	25 **	45	n/a	0
<b>R-O Residential District</b>								
Single Family Detached Dwelling	15,400	110	35	10	30	35	2.83	30
Public Uses	20,000	110	40	20	40	35	n/a	25
Schools, public private and parochial	5 acres ***	300	40	20	40	35	n/a	25
Churches	3 acres	200	40	20	40	35	n/a	25
Golf Courses or Country Clubs	10 acres	200	40	20	40	35	n/a	25
<b>R-1 Residential District</b>								
Single Family Detached Dwelling	10,000	80	30	10	30	35	4.3	30
Public Uses	20,000	100	40	20	40	35	n/a	25
Schools, public private and parochial	5 acres ***	300	40	20	40	35	n/a	25
Churches	3 acres	200	40	20	40	35	n/a	25
Golf Courses or Country Clubs	10 acres	200	40	20	40	35	n/a	25
<b>R-2 Residential District</b>								
Single Family Detached Dwelling	6,500	65	25	8	25	35	6.7	30
Public Uses	20,000	100	35	35	35	35	n/a	25
Schools, public private and parochial	5 acres ***	300	35	35	35	35	n/a	25
Churches	3 acres	200	35	35	35	35	n/a	25
Golf Courses or Country Clubs	10 acres	200	35	35	35	35	n/a	25
<b>R-3 Residential District</b>								
Single Family Detached Dwelling	6,500	65	25	8	25	35	6.7	30
Two family dwellings	10,000	80	25	10	25	35	4.36	30
Public Uses	20,000	100	35	15	35	35	n/a	25
Schools, public private and parochial	5 acres ***	300	35	15	35	35	n/a	25
Churches	2 acres	200	35	15	35	35	n/a	25
Golf Courses or Country Clubs	10 acres	200	35	15	35	35	n/a	25
Day Care Centers			35	15	35	35	n/a	25
Assisted Living Facilities			35	15	35	35	n/a	25
Nursing Homes			35	15	35	35	n/a	25
<b>R-4 Residential District</b>								
Single Family Detached Dwelling	6,500	65	25	8	25	35	6.7	30
Two family dwellings	10,000	80	25	10	25	35	4.36	30
Townhouse dwellings	11,500 #	100	25	10/15 ###	25	35	12.82	25
Multi-family dwellings	11,500 #	100 ##	25	10/15 ###	35	35	12.82	25
Public Uses	20,000	100	35	15	35	35	n/a	25
Schools, public private and parochial	5 acres ***	300	35	15	35	35	n/a	25
Churches	2 acres	200	35	15	35	35	n/a	25
Golf Courses or Country Clubs	10 acres	200	35	15	35	35	n/a	25
Day Care Centers			35	15	35	35	n/a	25
Assisted Living Facilities			35	15	35	35	n/a	25
Nursing Homes			35	15	35	35	n/a	25
<b>R-5 Residential Mobile Home Park</b>								
Entire development	8 acres		50	30	30	35	n/a	

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Single family mobile homes and recreational vehicles	4,500 per unit		25	10	15	35	n/a	n/a
Office			50	30	30	35	n/a	n/a
<b>R-LL Residential District</b>								
Single Family Detached Dwelling	2 acres	175	35	15	30	35	0.5	30
Public Uses	2 acres	175	40	20	40	35	n/a	25
Schools, public private and parochial	5 acres ***	300	40	20	40	35	n/a	25
Churches	3 acres	200	40	20	40	35	n/a	25
Golf Courses or Country Clubs	10 acres	200	40	20	40	35	n/a	25
<b>B-1 Neighborhood Commercial</b>								
Permitted commercial and office uses	0	0	30	10/20 ^	30	35	n/a	25
Public uses	20,000	100	40	20	40	35	n/a	25
Schools, public private and parochial	5 acres ***	300	40	20	40	35	n/a	25
Churches	2 acres	200	40	20	40	35	n/a	25
<b>B-2 General Commercial</b>								
	0	0	50	10/0^^	20/25 ^^^	35		45
<b>P-C Planned Commercial</b>								
Entire Development	5 acres	100'	n/a	n/a	n/a	n/a	n/a	n/a
Individual permitted uses	0	0	50	25	25	35	n/a	0
<b>O Office</b>								
	0	0	50	10/0 +	20/25 ^^^	35		0
<b>M-1 Light Industrial</b>								
	0	0	40	20/40 ++	20/40 ^^	50	n/a	50
<b>M-2 General Industrial</b>								
	0	0	50	25/40 +++	25/40 +++	50	n/a	65
<b>M-P Planned Industrial</b>								
	0	0	50	25/40 +++	25/40 +++	50	N/A	65
<b>M-3 Restricted Industrial</b>								
	0	0	50	50/100	50/100	50	n/a	35
<b>M-T Military Zone</b>								
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Veterans Parkway Corridor Overlay</b>								
R-4 Residential (townhouse only)	11,500 #	100	0	10/15 ###	25		12.82	25
B-1 Neighborhood Commercial	0	0	0	10/20 ^	30	35	n/a	25
B-2 General Commercial	0	0	10	10/0^^	20/25 ^^^	35		45
P-C Planned Commercial (individual permitted uses)	0	0	10	25	25	35	n/a	0
O Office	0	0	10	10/0 +	20/25 ^^^	35		0
M-1 Light Industrial	0	0	20	20/40 ++	20/40 ^^	50	n/a	50
M-P General Industrial	0	0	30	25/40 +++	25/40 +++	50	n/a	65
<b>O-T Old Town District</b>								
	0	0	15(	5/0((	10/0(((	35	n/a	0
<b>ER Entertainment Recreation</b>								
	25 Acres	200	50	300/ 25 \$	300/ 25 \$	35	n/a	40

\* Where no public sewer is provided the lot size shall be increased to meet Health Department regulations.

\*\* Not less than 30' or 20% of the lot depth, whichever is smaller, provided in no case shall it be less than 25'.

\*\*\* 5 acres plus one acre for each one-hundred or fraction of one-hundred students over one-hundred.

# 11,500 square feet (sq. ft.) for the first unit, plus 2,500 sq. ft. for each additional unit.

## 100' for the development and each townhouse lot shall have 20' for frontage.

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- ### 10' on end or internal units and 15 where it borders an adjacent property.
- ^ 10' where it is adjacent to commercial and 20' where it is adjacent to residential.
  
- ^^ 10', provided the Planning Commission may allow a 0' side yard in the case of common wall buildings. Where these uses are adjacent to residential the side yard shall be the greater of 10' or the side yard in the adjacent residential zoning.
- ^^^ The rear yard is 20' adjacent to commercial and 25' adjacent to residential.
- + 10', provided the Planning Commission may allow a 0' side yard in the case of common wall buildings. Where the use is adjacent to residential, the side yard shall be the same as the adjacent residential zoning plus 15'.
- ++ 20' where it is adjacent to non-residential and 40' where it is adjacent to residential.
- +++ 25' where it is adjacent to non-residential and 40' where it is adjacent to residential.
- ( The minimum front setback is 15', provided however that the structure may be equal to the setback of the adjacent buildings. If the adjacent buildings are setback a different distance, the minimum setback shall be the average of the two adjacent buildings. When an existing building is removed and replaced by a new building, the setback may be the same as the building removed or as otherwise provided above.
- (( 5', provided the Planning Commission may allow a 0' side yard in the case of common wall buildings. Where these uses are adjacent to residential, the side yard shall be the greater of 5' or the side yard required in the adjacent residential zoning. When an existing building is removed and replaced by a new building, the setback may be the same as the building removed or as otherwise provided above.
- (( ( 10', provided the Planning Commission may allow a 0' yard. Where these uses are adjacent to residential, the rear yard shall be the greater of 10' or the rear yard required in the adjacent residential zoning. When an existing building is removed and replaced by a new building, the setback may be the same as the building removed or as otherwise provided above.
- \$ 300' where adjacent to single family residential and 25' in all other locations.
- \$\$ Height restriction does not apply to flagpoles, antennas and towers required for ziplines or waterslides provided they comply with the provisions of all pertinent codes and ordinances and provided they are located a distance equal to their height plus ten (10) feet from the nearest property line adjacent to residential.