

District Regulations Summary Table ¹

6/27/24

<u>Zoning District</u>	<u>Minimum Lot Size</u>	<u>Width / Frontage (feet)</u>	<u>Density (units per acre) ²</u>	<u>Maximum Lot Coverage</u>	<u>Setbacks (feet) ³</u>			<u>Maximum Footprint</u>	<u>Building Height (feet) ⁴</u>
					<u>Front</u>	<u>Side</u>	<u>Rear</u>		
C-1 Conservation	-	-	N/A	-	75 Principal 75 Accessory	50 Principal 5 Accessory	100 Principal 5 Accessory	None	50 Principal 35 Accessory
RC-1 Rural Countryside	5 acres	250	0.20 Units per acre	-	75 Principal 75 Accessory	50 Principal 5 Accessory	100 Principal 5 Accessory	None	50 Principal 35 Accessory
RC-2 Rural Conservation	5 acres	250	0.20 Units per acre	-	75 Principal 75 Accessory	50 Principal 5 Accessory	100 Principal 5 Accessory	None	50 Principal 35 Accessory
C-2 Bayside Conservation	5 acres	250	0.20 Units per acre	-	75 Principal 75 Accessory	50 Principal 5 Accessory	100 Principal 5 Accessory	None	50 Principal 35 Accessory
SC-1 Suburban Countryside	2 acres	200	0.50 Units per acre	-	75 Principal 75 Accessory	30 Principal 5 Accessory	100 Principal 5 Accessory	None	50 Principal 35 Accessory
SF-1 Single Family	Without public water and sewer		1.45 Units per acre	-	35 Principal 35 Accessory	15 Principal 5 Accessory	30 Principal 5 Accessory	None	50 Principal 35 Accessory
	With public water and sewer		4.36 Units per acre						
	30,000 SF	100							
	10,000 SF	80							

¹ See the Use Table or District Regulations to identify permitted uses in each district. Certain uses may require additional and/or more stringent requirements. See Article 9B Supplementary Use Regulations for specific use regulations.

² Not including secondary dwellings.

³ See Article 10 Nonconformities for reduced setbacks on legal nonconforming lots.

⁴ If an accessory building meets principal building setback requirements, it may also utilize the same maximum height.

District Regulations Summary Table (continued)¹

6/27/24

<u>Zoning District</u>	<u>Minimum Lot Size</u>	<u>Width / Frontage (feet)</u>	<u>Density (dwelling units per acre)²</u>	<u>Maximum Lot Coverage</u>	<u>Setbacks (feet)³</u>			<u>Maximum Footprint</u>	<u>Building Height (feet)⁴</u>
					<u>Front</u>	<u>Side</u>	<u>Rear</u>		
MH-1 Manufactured Home Park	5 acres	50' on a public road / 200' average lot width	Without public water and sewer 1.45 Units per acre With public water or sewer 2.18 Units per acre With public water and sewer 4.36 Units per acre	-	50 Principal 50 Accessory	35 Principal 35 Accessory	35 Principal 35 Accessory	None	35 Principal 20 Accessory
MF-1 Multi-Family	5,000 SF	50'	8 Units per acre ⁵ (12 units per acre w/ CUP ⁵)	-	35 Principal 35 Accessory	10 Principal 5 Accessory	30 Principal 5 Accessory	None	50 Principal 35 Accessory
B-2 Village Mixed-Use⁶	2,500 SF	25'	8 Units per acre ⁵ (12 units per acre w/ CUP ⁵)	90%	Principal - 5 min /30 max ⁶ Accessory - Not in front yard	0 Principal 0 Accessory	0 Principal 0 Accessory	10,000 SF ⁶	45 Principal 35 Accessory
B-1 General Business	-	-	-	90%	50 Principal 50 Accessory	0 Principal 0 Accessory	0 Principal 0 Accessory	None	60 Principal 35 Accessory
B-4 Rural Business	-	-	-	90%	35 Principal 35 Accessory	10 Principal 5 Accessory	20 Principal 5 Accessory	None	50 Principal 35 Accessory
I-1 Limited Industrial	1 acre	-	-	90%	35 Principal 35 Accessory	20 Principal 5 Accessory	20 Principal 5 Accessory	None	65 Principal 65 Accessory

¹ See the Use Table or District Regulations to identify permitted uses in each district. Certain uses may require additional and/or more stringent requirements. See Article 9 Supplementary Use Regulations for specific use regulations.

² Not including secondary dwellings.

³ See Article 10 Nonconformities for reduced setbacks on legal nonconforming lots.

⁴ If an accessory building meets principal building setback requirements, it may also utilize the same maximum height.

⁵ Must have public water and sewer.

⁶ In the B-2 district along the following divided highways: Rte. 17, Rte. 17B from 17 to 3/14, and Rte. 3/14 a 35' front setback and 15,000 SF maximum footprint is required.