

District Regulations Summary Table ¹

11/18/22

<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		-	-	35 Principal 35 Accessory	15 Principal 5 Accessory	30 Principal 5 Accessory	None	50 Principal 35 Accessory
	30,000 SF	100							
	With public water and sewer								
	10,000 SF	80	4.36 Units per acre						

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 accessory 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. Height limitation increase 5' if in a flood zone.

District Regulations Summary Table (continued)¹

11/18/22

Zoning District	Minimum Lot Size	Width / Frontage (feet)	Density (dwelling units per acre) ²	Maximum Lot Coverage	Setbacks (feet) ³			Maximum Footprint	Building Height (feet) ⁴
					Front	Side	Rear		
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
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	-	50 Principal 50 Accessory	35 Principal 35 Accessory	35 Principal 35 Accessory	None	35 Principal 20 Accessory
			With public water or sewer 2.18 Units per acre						
			With public water and sewer 4.36 Units per acre						
B-2 Village Mixed-Use⁶	2,500 SF	25'	16 Units per acre 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 0 Accessory	20 Principal 0 Accessory	None	50 Principal 35 Accessory
I-1 Limited Industrial	1 acre	-	-	90%	35 Principal 35 Accessory	20 Principal 0 Accessory	20 Principal 0 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.