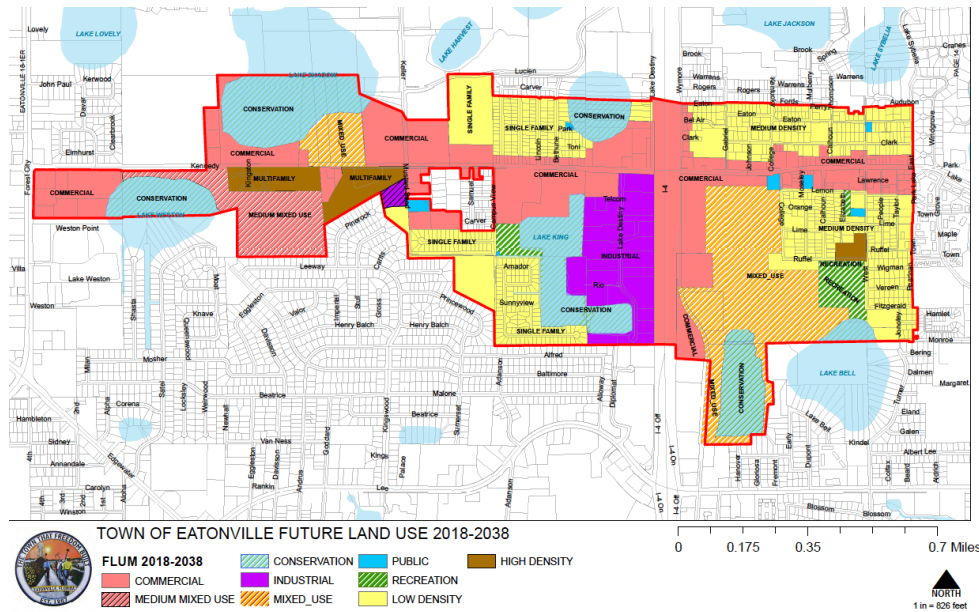


Land Use Map and the Zoning Map

Land Use Map (Comprehensive Plan)



Zoning Map (Land Development Code)

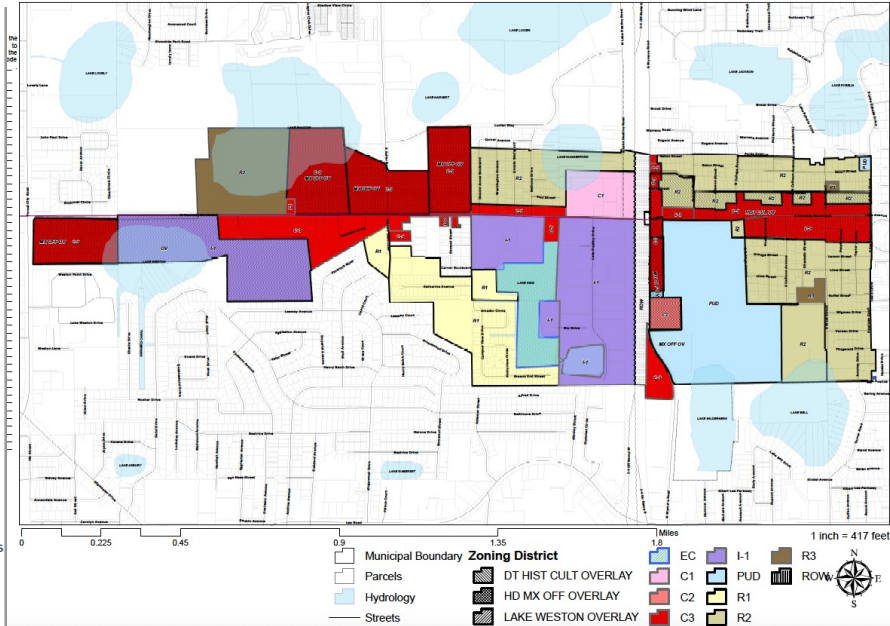
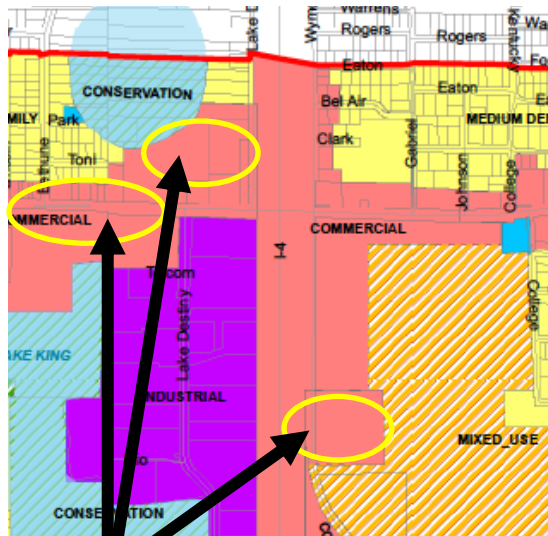


TABLE 1.6.8 (A): FUTURE LAND USE DESIGNATIONS AND ALLOWABLE USES

| FUTURE LAND USE DESIGNATIONS | CONSISTENT ZONING | ALLOWABLE USES/MAXIMUM INTENSITY |
|---|---|---|
| Conservation (Con) | Environmental Conservation (EC) | Lakes and adjacent wetlands and environmentally fragile resources. Limited controlled access only for passive use. There are no uses currently permitted in this category. Maximum Intensity is a Floor Area Ratio (FAR) of 0.05. |
| Industrial (I) | Planned Industrial (I-1) | Light manufacturing, wholesale, warehousing and similar uses identified in the Town's Land Development Code. Maximum Intensity: 48 feet in height. |
| Commercial (C) | Planned Commercial District (C-1) Planned Office (C-2) General Commercial (C-3) | Retail, professional offices, hotels & motels, shopping centers and similar uses identified in the Town's Land Development Code. Maximum Intensity: Up to 40 feet Up to 60 feet Up to 48 feet |
| Residential (R) Low Density (RLD) Medium Density (MD) High Density (RHD) | R-1 R-2, PUD R-3, PUD | Maximum Density up to 5 dwelling units per acre up to 8 dwelling units per acre up to 17 dwelling units per acre |
| Public Institutional | PU, R-1, R-2, PUD | Public services, Institutional including municipal, county, state or federal land use medical, semi-public uses and religious worship facilities. Maximum Intensity: 40 ft in height. |
| Recreational (REC) | R-1, R-2 | Public parks and recreation areas and related open space for recreation or performing arts. Maximum Intensity: 40 ft. in height. |
| Medium Mixed Use (MMU)** | Lake Weston Overlay Planned Commercial District (C-1) PUD | Up to 13 dwelling units per acre Commercial 45 FAR |
| Mixed-Use (MU) | Planned Development Hungerford- Planned Redevelopment | Planned development or redevelopment featuring mixed land use. See Table 1.6.8(B) for Land Uses in the Hungerford Mixed Use designation. |

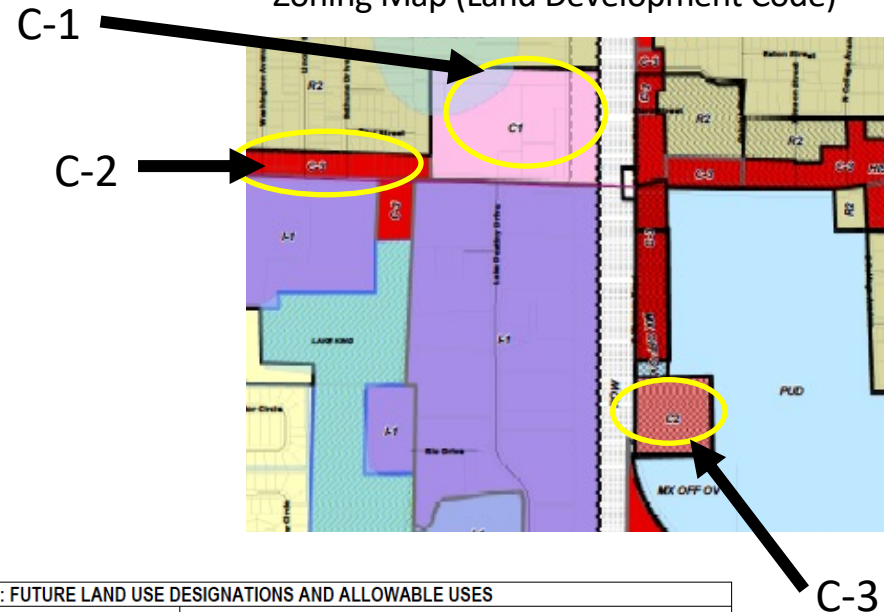
Land Use Map and the Zoning Map

Land Use Map (Comprehensive Plan)



Commercial

Zoning Map (Land Development Code)



C-3

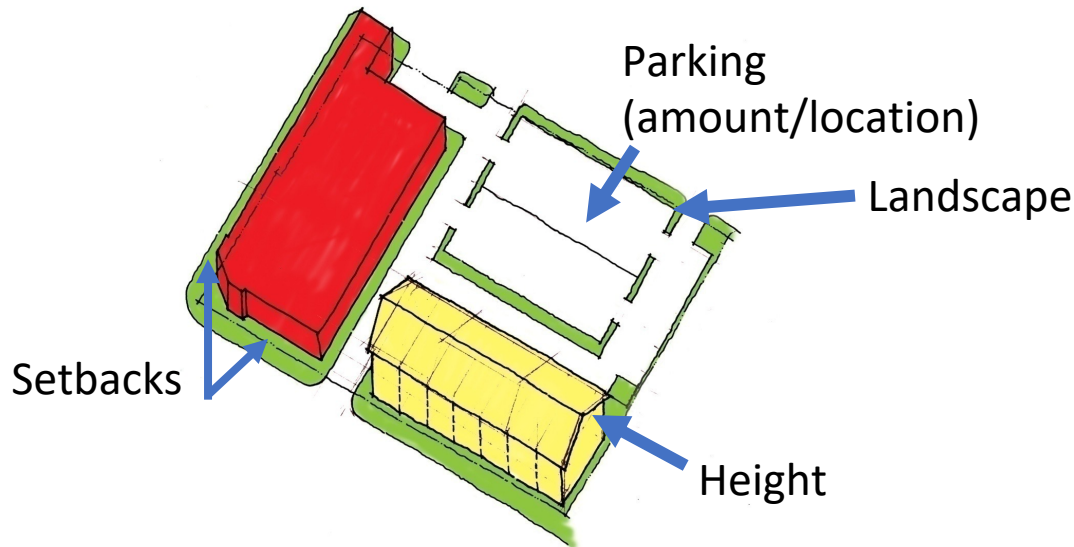
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| Recreational (REC) | R-1, R-2 | Public parks and recreation areas and related open space for recreation or performing arts. Maximum Intensity: 40 ft. in height. |
| Medium Mixed Use (MMU)** | Lake Weston Overlay Planned Commercial District (C-1) PUD | Up to 13 dwelling units per acre Commercial .45 FAR |
| Mixed-Use (MU) | Planned Development Hungerford- Planned Redevelopment | Planned development or redevelopment featuring mixed land use. See Table 1.6.8(B) for Land Uses in the Hungerford Mixed Use designation. |

Zoning

Dimensional Standards

| | | | | | | | | Minimum Living Floor Area Per Dwelling Unit (sq. ft.) | | | |
|-------------------------------------|-------------------|-------------------------------|-----------------------|----------------------|-------------------------------|-----------------------------|--------------------------------|---|---|------------------------------|----------------|
| District | Min. Lot Width | Min. Lot Area (sq. ft.) | Min. Front Yard | Min. Rear Yard | Min. Both Side Yards | Min. One Side Yard | Min. Corner Side Yard | # Bedrooms | Sq. ft. | Max. Building Coverage | Max. Height |
| R-1 Single Family Residential | 75 ft. | 7,500 | 25 ft. | 20 ft. | 15 ft. | 5 ft. | 15 ft. | 1-2 3 or 2 + den/office 4 or 3 + den/office 5 or more | 1,100 1,300 1,600 1,900 (5) | 35% | 35 ft. |
| R-2 Single Family Residential | 50 ft. | 5,000 | 25 ft. | 20 ft. | 15 ft. | 5 ft. | 15 ft. | | | 40% | 35 ft. |
| R-3 Multi- Family Residential | 50 ft. | 3 acres (1) | 30 ft. | 20 ft. | 15 ft. | 5 ft. | 15 ft. | Single- Family Same as R- 1 & R-2 | 40% | 40 ft. | |
| | | | | | | | | | | | |



Use Standards

| | C-1 | C-2 | C-3 |
|---|-----|-----|-----|
| PRIMARY USE | | | |
| Retail store. | P | SE | P |
| Personal service store. | P | SE | P |
| Business and professional office. | P | P | P |
| Business and financial service facilities. | P | P | P |
| Restaurant. | P | P | P |
| Liquor lounge, package store, or night club. | P | | P |
| General government facilities. | P | | P |
| Essential services. | P | P | P |
| Pharmacy | | P | |
| Plant nursery. | | | P |
| Hotel or motel. | | | P |
| Day Care | | | P |
| Shopping Center, min lot 1 acre | SE | | |
| Pool hall or game room (when in a shopping center) | SE | | |
| Convenience Store | | | P |
| Mobile Homes intended to house business activities | | | SE |
| Short duration residential lodging | | | SE |
| Businesses that sell alcoholic beverages for on and off premise consumption | | | SE |
| ACCESSORY USES | | | |
| Off-street parking and loading. | P | P | P |
| Other accessory uses customarily incidental to a permitted use | P | P | P |