

Permitted / Special Uses Comparison | R-15 to GHMU

USES	R-15	GHMU	USES	R-15	GHMU
Accessory dwelling units	SS	P	Neighborhood community centers	-	P
Accessory uses and/or structures	P	P	Newspaper office & printing establishments	-	P
Adult care centers	-	SU	Offices, business, professional & public	-	P
Adult care homes	SS	SU	Parks	P	P
Banks & other financial institutions	-	P	Personal services	-	P
Bed & breakfast facilities	SU	P	Pet-sitting	-	-
Business services	-	P	Planned residential development (minor)	SS	-
Camps	P	-	Public & semi-public buildings	-	P
Cemeteries, mausoleums, memorial gardens, crematoriums	SU	-	Public utility facilities	SU	SU
Child care centers	-	SU	Religious institutions	SS	P
Child care home	SS	SU	Residential dwellings, single-family	P	P
Convenience stores without gasoline sales	-	P	Residential dwellings, multi-family	-	P
Cultural arts buildings	-	P	Residential dwellings, two-family	P	P
Dance & fitness facilities	-	P	Restaurants	-	P
Dry cleaning & laundry (≤2,000SF)	-	P	Retail stores	-	SS
Funeral homes	-	P	School, post secondary, business, technical & vocational	-	SU
Home occupations	P	P	Schools, primary & secondary	SU	SU
Hotels	-	P	Signs	SS	SS
Laundries, coin-operated	-	P	Telecommunications antennas	SS	SS
Lawn & garden centers	-	SU	Theaters, indoor	-	P
Microbreweries	-	SS	Veterinary clinics	-	P
Motels	-	P			
Music & art studios	-	P			

Dimensional requirements Comparison | R-15 to GHMU

R-15

Minimum lot area in square feet:	15,000
Lot area per dwelling unit in square feet:	15,000 for the first; 7,500 for one additional dwelling unit in one building.
Minimum lot width at building line in feet:	85
Minimum yard requirements in feet:	
Principal structure	Front: 30
	Side: 10
	Rear: 15
Accessory structures	Front: 30
	Side: 5
	Rear: 5
Maximum height in feet:	35

GHMU

Design Standards:	Yes, except single & two-family
Density:	No Density Cap
Minimum lot area in square feet:	None
Minimum lot width:	None
Open space ratio:	Greater than or equal to 0.40
Maximum footprint for any structure:	12,000 square feet. For structures with a footprint greater than 12,000 square feet see section 5-22-2 Special Uses above.
Nonresidential floor area allowance:	0.25 x area. Floor area devoted to residential use shall not count against this allowance.
Yard requirements:	Detached: Front - 15'; Side - 20% of Lot Width; Rear - 15'
	Townhomes: Front - 8'; Side - 0'; Rear - 15'
	Multi-Family: Front - 0'; Side - 15' + 5' for each floor above 2; Rear - same as side
	Commercial & Institutional: Front - 10'; Side - 15' + 5' for each floor above 2; Rear - same as side

Principal building separation:	Principal buildings on a lot shall be separated a minimum of 15 feet.
Building height:	Detached - 35'
	Townhomes - 42'
	Multi-Family: 42'
	Commercial & Institutional: 42'