

EXHIBIT D

Section 5. “MD” Medium Density Residential District

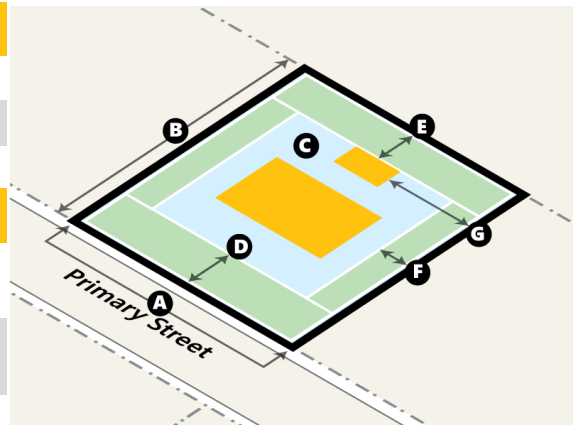
General Purpose and Description. This district is intended to accommodate the standard single-family residential development. This district is appropriate as a buffer between higher density residential uses and agricultural and/or estate type residential areas. This district is intended to replace previous zoning districts of SF-3 and SF-7.

Permitted Uses.

Uses permitted in the MD Medium Density Residential District are outlined in the chart in **Article III, Section 2.C.**

Area Regulations.

Lot Size		Standards
A	Lot width (min.)	65'
B	Lot depth (min.)	110'
	Lot area (min.)	7,150 sq. ft.
Coverage		Standards
C	Lot coverage (max.)	40% (main bldg) 60% (all)
	Dwelling Size (min.)	Assigned at time of zoning
Building Setbacks		
D	Front Yard (min.)	25'
E	Rear Yard (min.)	25'
F	Side Yard (min.)	8'
	Side Street (min.)	20'
Secondary Buildings		Standards
	Rear Yard (min.)	3'
G	Side Yard (min.)	8'
	Side Street (min.)	20'
	Front Yard (min.)	25'



Size of Yards.

Front Yard. There shall be a front yard having a minimum required depth of twenty-five (25) feet as measured from the front property line.

Side Yard. There shall be a side yard on each side of the lot having a width of not less than eight (8) feet. The minimum side yard depth on a corner lot adjacent to a street shall be twenty (20) feet (20). No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

Rear Yard. There shall be a rear yard having a minimum required depth of twenty-five (25) feet.

Size of Lot.

Lot Area. No lot shall have an area of less than seven thousand (7,150) square feet.

Lot Width. No lot shall have a width of less than sixty-five (65) feet.

Lot Depth. No lot shall have a depth of less than one hundred ten (110) feet.

Minimum Dwelling Size. One of the categories below will be assigned at the time of zoning. The minimum dwelling size will be concurrent with the letter attached to the zoning as follows:

Two thousand four hundred (2,400) square feet

Two thousand (2,000) square feet

One thousand eight hundred (1,800) square feet

One thousand six hundred (1,600) square feet

One thousand five hundred (1,500) square feet

One thousand three hundred and fifty (1,350) square feet

One thousand two hundred (1,200) square feet

One thousand (1,000) square feet

Maximum Lot Coverage.

Forty percent (40%) by the main building;

Sixty percent (60%) by the main building, secondary buildings, driveways and parking; and any other concrete work, flat work, etc.

Parking Regulations. Two (2) attached covered spaces behind the front yard line for single-family dwelling units. Other off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in [Article III, Section 20](#).

Section 6. "TR" Town Residential District

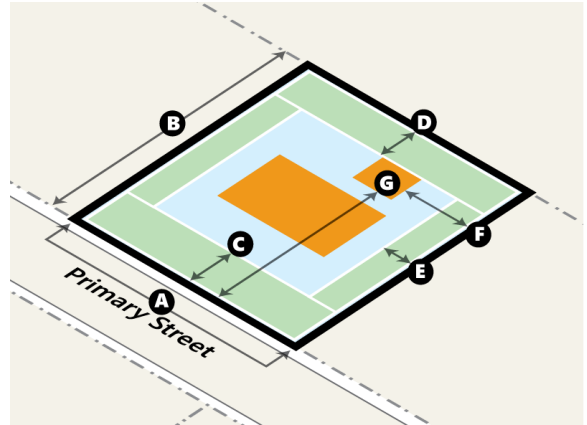
General Purpose and Description. This district is intended to accommodate smaller lots and homes, typically found near urban cores designated as Downtown Districts. This district is intended to replace the previous zoning districts of SF-8, SF-9, and SF-10.

Permitted Uses.

Uses permitted in the TR Town Residential District are outlined in the chart in **Article III, Section 2.C**.

Area Regulations.

Lot Size		Standards
A	Lot width (min.)	50'
B	Lot depth (min.)	90'
	Lot area (min.)	4,500 sq. ft.
Coverage		Standards
	Dwelling Size (min.)	Assigned at time of zoning
Building Setbacks		
C	Front Yard (min.)	20'
D	Rear Yard (min.)	15'
E	Side Yard (min.)	6'
	Side Street (min.)	10'
Secondary Buildings		Standards
	Rear Yard (min.)	15'
F	Side Yard (min.)	20'
G	Front Yard (min.)	20'



Size of Yards.

Front Yard. There shall be a front yard having a minimum required depth of twenty (20) feet as measured from the front property line.

Side Yard. There shall be a side yard on each side of the lot having a width of not less than six (6) feet. The minimum side yard depth on a corner lot adjacent to a side street shall be ten (10) feet. No side yard for allowable nonresidential uses shall be less than twenty (20') feet.

Rear Yard. There shall be a rear yard having a minimum required depth of fifteen (15) feet.

Size of Lot.

Lot Area. No lot shall have an area of less than four thousand five hundred (4,500) square feet.

Lot Width. No lot shall have a width of less than fifty (50) feet.

Lot Depth. No lot shall have a depth of less than ninety (90) feet.

Minimum Dwelling Size. One of the categories below will be assigned at the time of zoning. The minimum dwelling size will be concurrent with the letter attached to the zoning as follows, between one thousand (1,000) and one thousand two hundred (1,200) sf.

Section 9. “USF” Urban Single Family Residential District

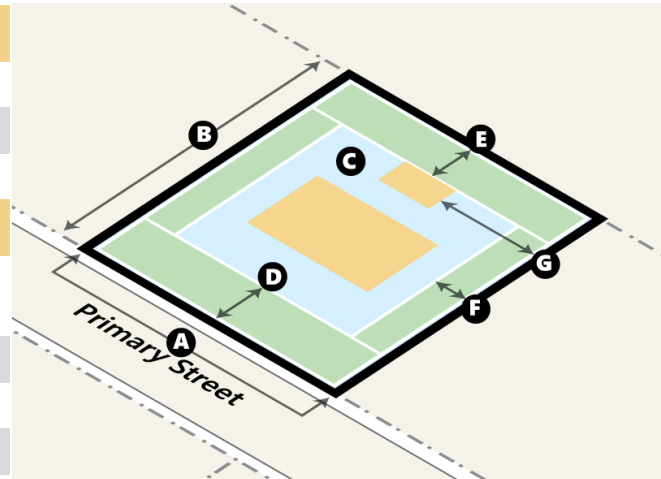
General Purpose and Description. This district is intended to accommodate the existing residential properties in the downtown area as defined in [Article III, Section 23](#).

Permitted Uses.

Uses permitted in the USF District are outlined in the chart in **Article III, Section 2.C**.

Area Regulations.

Lot Size		Standards
A	Lot width (min.)	60'
B	Lot depth (min.)	100'
	Lot area (min.)	6,000 sq. ft.
Coverage		Standards
C	Lot coverage (max.)	40% (main bldg) 60% (all)
	Dwelling Size (min.)	1,200 sq. ft.
Building Setbacks		
D	Front Yard (min.)	25'
E	Rear Yard (min.)	20'
F	Side Yard (min.)	8'
	Side Street (min.)	20'
Secondary Buildings		Standards
	Rear Yard (min.)	3'
G	Side Yard (min.)	8'
	Side Street (min.)	20'
	Front Yard (min.)	25'
Size of Yards.		



Front Yard. There shall be a front yard having a minimum required depth of twenty-five (25) feet as measured from the front property line.

Side Yard. There shall be a side yard on each side of the lot having a width of not less than eight (8) feet. The minimum side yard depth on a corner lot adjacent to a side street shall be twenty (20) feet. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

Rear Yard. There shall be a rear yard having a minimum required depth of twenty (20) feet.

Size of Lot.

Lot Area. No lot shall have an area of less than six thousand (6000) square feet.

Lot Width. No lot shall have a width of less than sixty (60) feet.

Lot Depth. No lot shall have a depth of less than one hundred (100) feet.

Minimum Dwelling Size. One thousand (1200) square feet.

Maximum Lot Coverage: Forty percent (40%) by the main building; sixty percent (60%) by the main building, secondary buildings, driveways and parking; and any other concrete work, flat work, etc.