

| Zoning District                                  | Lot Size and Density                             |   |                  | Minimum Yard Requirements |                  |                         |                  | Build To Requirement |                         | Maximum Impervious Coverage  | Minimum Building Height (feet) | Maximum Building Height (feet) |
|--|--|---|------------------|---------------------------|------------------|-------------------------|------------------|----------------------|-------------------------|--|--------------------------------|--------------------------------|
|  | Minimum Lot Area (square feet)                   | Maximum Density (Dwelling Units Per Net Acre) | Lot Width (feet) | Front Yard (feet)         | Side Yard (feet) | Corner Side Yard (feet) | Rear Yard (feet) | Front Yard (feet)    | Corner Side Yard (feet) |  |                                |                                |
| A-1<br>Agricultural/<br>Holding                  | 5 acres  | 0.2   | 300'             | 50'                       | 25'              | 50'                     | 50'              |                      |                         | 20%  |                                | 60'                            |
| RS-1<br>Single-Family<br>Residential             | 8,000  | 5.4   | 80'              | 25'                       | 10'              | 25'                     | 25'              |                      |                         | 40%  |                                | 35'                            |
| RS-2<br>Rural<br>Single-Family<br>Residential    | 20,000   | 2.1   | 90'              | 40'                       | 15'              | 40'                     | 25'              |                      |                         | 30%  |                                | 35'                            |
| RD-1<br>Two-Family<br>Residential                | 9,000 (4,500<br>per dwelling<br>unit)            | 9.6   | 80'              | 25'                       | 10'              | 25'                     | 25'              |                      |                         | 45%  |                                | 35'                            |
| RM-1<br>Multifamily<br>Residential               | n/a  | 8   | 80'              | 25'                       | 10'              | 25'                     | 25'              |                      |                         | 70%  |                                | 35'                            |
| RM-2<br>Multifamily<br>Residential               | n/a  | 16  | 160'             | 35'                       | 20'              | 35'                     | 25'              |                      |                         | 80%  |                                | 35'                            |
| RM-3<br>Manufactured<br>Home Park<br>Residential | See <a href="#">Section 17.5-2(11)</a>           |   |                  |                           |                  |                         |                  |                      |                         |  |                                |                                |
| R-4<br>Residential<br>Only                       | 5 acres<br>No minimum<br>for conditional<br>uses | 9.5   | 50'              | 25'                       | 10'              | 25'                     | 25'              |                      |                         | 50% of net<br>area (excluding<br>wetlands) for<br>residential<br>development |                                | 35'                            |

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|---------------------------------|--------------------------------|---|------------------|---------------------------|--|-------------------------|------------------|----------------------|-------------------------|---|--------------------------------|--------------------------------|
|                                 | Minimum Lot Area (square feet) | Maximum Density (Dwelling Units Per Net Acre) | Lot Width (feet) | Front Yard (feet)         | Side Yard (feet)   | Corner Side Yard (feet) | Rear Yard (feet) | Front Yard (feet)    | Corner Side Yard (feet) |   |                                |                                |
| R-4 Mixed Use or Nonresidential | No minimum                     | 9.5   | 50'              | 10'                       | 10'  | 25'                     | 25'              |                      |                         | 60% of net area (excluding wetlands, as defined in section) for mixed-use that is predominantly residential |                                | 45'                            |
| T-1 Transition                  | 9,000                          | 10.9  | 80'              | 10'                       | 10'  | 10'                     | 25'              | 20'                  | 20'                     | 70%   |                                | 35'                            |
| B-1 Central Business            | 3,600                          | 16  | 40'              | 0'                        | 0', but if a side yard is provided, it must be at least 8' | 0'                      | 25'              | 15'                  | 15'                     | 100%  |                                | 50'                            |
| B-1 Central Place Overlay       | 3,600                          | 16  | 40'              | 0'                        | 0', but if a side yard is provided, it must be at least 8' | 0'                      | 25'              | 0'                   | 0'                      | 100%  | 18' (excluding roof)           | 50'                            |
| B-2 Community Business          | 20,000                         | n/a   | 100'             | 30'                       | 15'  | 30'                     | 25'              |                      |                         | 75%   |                                | 35'                            |
| B-3 Neighborhood Business       | 10,000                         | n/a   | 80'              | 25'                       | 10'  | 25'                     | 25'              |                      |                         | 80%   |                                | 35'                            |
| B-4 Office                      | 20,000                         | n/a   | 100'             | 25'                       | 10'  | 25'                     | 25'              |                      |                         | 70%   |                                | 50'                            |

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|-----------------------------------|-------------------------------------|---|------------------|---------------------------|------------------|-------------------------|--|----------------------|-------------------------|-----------------------------|--------------------------------|--------------------------------|
|                                   | Minimum Lot Area (square feet)      | Maximum Density (Dwelling Units Per Net Acre) | Lot Width (feet) | Front Yard (feet)         | Side Yard (feet) | Corner Side Yard (feet) | Rear Yard (feet)                           | Front Yard (feet)    | Corner Side Yard (feet) |                             |                                |                                |
| B-5 Highway Business              | 5 acres                             | n/a   | 200'             | 100'                      | 30'              | 60'                     | 40'  |                      |                         | 70%                         |                                | 70'                            |
| B-6 Commercial Business           | 20,000                              | n/a   | 100'             | 30'                       | 15'              | 30'                     | 25'  |                      |                         | 80%                         |                                | 50'                            |
| M-1 Manufacturing                 | 20,000                              | n/a   | 100'             | 30'                       | 15'              | 30'                     | 25', but 50' where adjacent to residential |                      |                         | 80%                         |                                | 45'                            |
| M-2 General Manufacturing         | 20,000                              | n/a   | 90'              | 50'                       | 25'              | 50'                     | 25', but 50' where adjacent to residential |                      |                         | 85%                         |                                | 45'                            |
| I-1 Institutional                 | 9,000                               | n/a   | 80'              | 25'                       | 10'              | 25'                     | 25'  |                      |                         | 40%                         |                                | 50'                            |
| P-1 Park                          | n/a                                 | n/a   | n/a              | 25'                       | 10'              | 25'                     | 25'  |                      |                         | 40%                         |                                | 35'                            |
| C-1 Conservancy                   | See <a href="#">Section 17.4-21</a> |   |                  |                           |                  |                         |  |                      |                         |                             |                                |                                |
| HPD Historic Preservation Overlay | See <a href="#">Section 17.4-22</a> |   |                  |                           |                  |                         |  |                      |                         |                             |                                |                                |
| E-1 Employment District           | 10,000                              | n/a   | 50'              | 30'                       | 10'              | 30'                     | 15', but 50' where adjacent to residential |                      |                         |                             |                                |                                |