

ARTICLE 15
SCHEDULE OF REGULATIONS

Sec. 15.01 Schedule Limiting Height, Bulk, Density, and Area by Zoning District (a)

Schedule Limiting Height, Bulk, Density, and Area by Zoning District												
Use District	Minimum Lot Size Per Dwelling Unit		Maximum Density (Dwelling Units Per Acre) (b)	Maximum Height of Principal Buildings (h)		Principal Building Minimum Yard Setback (Per Lot in Feet)(i), (j), (l)			Minimum Floor Area Per Unit (sq. ft.)	Maximum Percentage of Lot Coverage (Area of all buildings)	Maximum Percentage of Parking and Loading Area Coverage (m)	
	Area in Square Feet	Width in Feet		In Stories	In Feet	Front (k)	Sides					Rear
			Least One				Total Two					
RDR Rural Residential	43,560	150	1	2	30	25	20	40	35	1,500	20%	-
LDR Low Density Residential	20,000	120	2	2	30	25	10	20	35	1,500	30%	-
LMR Low-Medium Density Residential	9,600 (d)	80	4	2	25	25	7	17	35	1,200	30%	-
MDR Medium Density Residential	8,400 (d)	70	5 (c)	2	25	25	7	17	35	950	30%	-
MHR Medium-High Density Residential (f)	8,000 (d)	60	8 (c)	2	25	25 (f)	7 (f)	17 (f)	35 (f)	780 (g)	30%	-
HDR High Density Residential	(e)	(e)	14 (c)(e)	2	25	(e)(f)	(e)(f)	(e)(f)	(e)(f)	(e)(g)	35% (e)	25%
See ARTICLE 6 MANUFACTURED HOUSING DISTRICT												
MHD Manufactured Housing	-	-	-	2	30	25	10	20	20	none	35%	25%
NBD Neighborhood Business	-	-	-	(n)	(n)	-	-	-	-	none	-	-
CBD Central Business	-	-	-	2	30	40	10	25	25	none	30%	45%
GBD General Business	-	-	-	2	30	25	10	25	25	none	35%	40%
OSD Office-Service	-	-	-	2	30	25	10	25	25	none	35%	40%
OPD Office Park	-	-	-	2	30	25	10	25	25	none	35%	40%
IND Industrial	-	-	-	-	45	50	10	25	25	none	30% (o)	45%

Sec. 15.02 Footnotes to Section 15.01 Schedule Limiting Height, Bulk, Density and Area by Zoning District

- a. Flexible alternatives to the standards of *Section 15.01 Schedule Limiting Height, Bulk, Density and Area by Zoning District* are provided for properties and development projects meeting the criteria of *ARTICLE 13 PLANNED UNIT DEVELOPMENT OVERLAY STANDARDS*.
- b. The area used for computing residential density shall be the total site area exclusive of any dedicated public right-of-way or private road access easement of either interior or bounding roads. Maximum density may include up to twenty-five percent (25%) of lakes, rivers, streams, and land defined as wetland.
- c. Senior housing and care facilities tend to generate much lower traffic volumes and have less overall impact than commonly associated with traditional multiple-family developments. Thus, allowable density for senior housing shall be determined by the maximum units per acre permitted within the particular district, calculated using the following:

Senior Apartments	1 unit = 1 unit of multiple-family
Congregate Care or Assisted Living Facilities	2.5 units = 1 unit of multiple-family
Dependent Housing Facilities	4.0 units = 1 unit of multiple-family

- d. In those instances where public sewers are not provided, lot area for all single-family dwelling units shall be a minimum of twelve thousand (12,000) square feet.
- e. Single-family detached dwelling units shall meet the height, bulk, density and area regulations for single-family dwellings in the MHR District.
- f. For all multiple-family developments the following standards shall apply:

- 1. Building and parking lot setbacks along exterior property lines shall be a minimum of thirty (30) feet; fifty (50) feet where the development abuts a single-family residential district.
- 2. The minimum distance between any two (2) buildings shall be equal to the height of the taller building or be at least thirty (30) feet.
- 3. Buildings shall be setback at least twenty (20) feet from the nearest edge of any internal drive or roadway, parking lot or aisle, not including the sidewalk.
- 4. No building shall exceed one-hundred eighty (180) feet in length.
- 5. Parking shall not cover more than thirty percent (30%) of the area of any required yard.
- 6. Duplexes are subject to single-family detached dwelling standards.

- g. Minimum sizes for multiple-family dwelling units:

Efficiency	450 square feet	3 bedroom units	1000 square feet
1 bedroom units	700 square feet	Two level units	minimum of 450 square feet on ground level
2 bedroom units	850 square feet		

- h. Height exceptions in accordance with *Section 2.13 Height Exceptions and Limitations*.
- i. Regulations for accessory buildings are described in *ARTICLE 2 GENERAL PROVISIONS*.
- j. Setbacks for institutional uses (schools, churches, public and quasi-public buildings and senior housing) in Residential Districts shall be as follows:

Front	35 feet	Rear	30 feet
Sides	30 feet	Parking	20 feet

- 1. A thirty-five (35) foot wide greenbelt shall be provided along major thoroughfares or arterial roadways in all residential districts for residential developments. Building

- setbacks are measured from the interior line of the greenbelt. See *ARTICLE 21 LANDSCAPE STANDARDS AND TREE REPLACEMENT*.
2. Refer to *ARTICLE 21 LANDSCAPE STANDARDS AND TREE REPLACEMENT* for required setback and buffering based on adjacent zoning districts.
 3. All yard areas shall be lawn, ground cover or living landscape plant materials, except for access drives, sidewalks, bikepaths, architectural features, permitted accessory buildings and essential service facilities.
 4. Refer to *Section 2.24 Projections Into Yards*.
 5. Refer to *Section 19.06 d. Parking Lot Setbacks* of *ARTICLE 19 PARKING AND LOADING-UNLOADING STANDARDS*, for parking setbacks.
- k. Front yard requirements in accordance with *Section 2.11 Front Yard Requirements*. Front yard setback reductions are permitted as follows:
1. Where the front yards for existing main buildings in the vicinity of, and in the same zoning districts as a subject lot are less than the required front yard for the zoning district of the subject lot, the required front yard for the subject lot shall be no less than ninety percent (90%) and no more than one-hundred and thirty-five percent (135%) of the average established front setback of existing main buildings on the same side of the street and entirely or partially within 300 feet of the side lot lines of the subject lot, subject to *subsections 2. and 3.* below. The Building Official/Zoning Administrator may exclude dwelling units used in determining the average front yard that deviate from the average by more than twenty-five (25) feet.
 2. The front yard setback reduction shall only be permitted if there are two (2) or more lots occupied by main buildings within the area described in *subsection 1.* above for computing the average front yard.
 3. In no case shall the required front yard resulting from the application of *subsection 1. and 2.* above be less than fifteen (15) feet, or twenty (20) feet for front entry garages.
- l. Yards abutting the U.S. 23 expressway shall not be less than thirty (30) feet.
- m. This area shall include all paved surfaces.
- n. There shall be no height limitation in the CBD, provided, however, that prior to the issuance of a building permits for any structure over thirty-five (35) feet in height, the Zoning Board of Appeals (ZBA) shall make a finding that such excessive height will not be detrimental to the light, air or privacy of any structure of use currently existing or approved for construction. In approving a height in excess of thirty-five (35) feet, the ZBA shall follow the standards set forth below in floor area ratio:
1. All enlargements or new construction shall be undertaken with respect to the established building line.
 2. In the CBD, the maximum floor area ratio for a building shall not exceed the lot area by more than four (4) times.
- o. The maximum percentage of lot coverage for buildings, after review and approval of the Planning Commission and the Building Official/Zoning Administrator, may be permitted to increase to a maximum of forty percent (40%) providing that all required off-street parking areas, service drives, loading and unloading areas, and all outdoor storage areas shall not infringe upon required minimum yard setbacks, and/or required buffer areas and not adversely affect adjacent properties.

