

Table I - General Use and Bulk Requirements

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* Along a lot line where the dwellings are attached, the minimum yard is 0 feet. Any other side yard shall be 25 feet.

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	Use Type	Site Plan Required	Min. Lot Area s.f. or ac.	Min. Lot Width ft.	Min. Front Yard ft.	Min. Side Yard, Each ft.	Min. Side Yard, Both ft.	Min. Rear Yard ft.	Max. Development Coverage Percent (%)	Min. Lot Depth ft.	Max. Building Height ft.	Max. Building Height Stories	Min. Street Frontage ft.	Max. Residential Density DU/Ac.
MEDIUM-HIGH DENSITY RESIDENTIAL (R-4) DISTRICT														
Principal Use														
Single-family detached dwelling	P	N	15,000 sf	100	50	50	100	50	35	100	30	2.5	80	
Two-family dwelling	SUP	Y	20,000 sf	125	50	50	100	50	30	100	30	2.5	100	2
Single-family semi-attached dwellings	SUP	Y	12,500 sf	75	35	0/25*	25	50	35	100	30	2.5	75	3
Single-family attached dwellings (townhouse)	SUP	Y	7,500 sf	50	35	0/25*	25	50	40	100	30	2.5	50	6
Multifamily dwellings**	SUP	Y	2 ac.	200	35	50	100	50	50	200	30	2.5	150	6
Senior care facility	SUP	Y	3 ac.	200	35	50	100	50	60	200	45	3.5	150	8
Public utilities	SUP	Y	1 ac.	150	25	25	50	25	15	100	15	1	100	
Accessory Uses and Structures														
Parking	---	---												
Swimming pool	---	---												
Detached or attached private garage	---	---												
Home occupation, minor	---	---												
Home occupation, major	SUP	Y												
Greenhouses, barns, toolsheds, tennis courts, recreational and other similar structures accessory to a single family detached dwelling	---	---												
Any accessory use customarily incidental to a principal use allowed in this zoning district	---	---												
Temporary structures for storage of equipment and materials used in connection with the construction of a development, not to exceed two years	P	Y												
Signs	---	---												
Notes:														
P - Permitted use SUP - Special Use Permit														
Y - Yes N - No														
ft. - feet sf. - square feet ac. - acre DU - dwelling unit														
max. - maximum min. - minimum														
* Along a lot line where the dwellings are attached, the minimum yard is 0 feet. Any other side yard shall be 25 feet.														
** Applies to the entire site. See also special use permit standards.														

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GENERAL BUSINESS (GB) DISTRICT	Use Type	Site Plan Required	Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Side Yard, Each	Min. Side Yard, Both	Min. Rear Yard	Max. Development Coverage	Min Lot Depth	Max. Building Height	Max. Building Height	Min. Street Frontage
			s.f. or ac.	ft.	ft.	ft.	ft.	ft.	Percent (%)	ft.	ft.	Stories	ft.
Principal Use													
Agriculture, industrial	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	2	200
Animal hospital	SUP	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Animal kennel	SUP	Y	1 ac.	200	75	50	100	75	45	200	30	2.5	150
Antique shop	P	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Art gallery	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Assembly, light	SUP	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Bank	P	Y	1 ac.	200	75	50	100	75	45	100	40	2	150
Bar, tavern	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Building contractor establishment - exterior storage of equipment or materials	SUP	Y	2 ac.	200	75	50	100	75	10	200	30	2.5	150
Building contractor establishment- no exterior storage of equipment or materials	P	Y	2 ac.	200	75	50	100	75	10	200	30	2.5	150
Business or professional office	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Commercial recreational use, indoor	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Commercial recreational use, outdoor	SUP	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Drycleaning establishments for pick up and delivery of clothes only	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Entertainment production studio	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Farmstand	P	Y	1 ac.	200	75	50	100	75	45	100	15	1	150
Fuel storage depot, pre-existing (refer to 98-51.Q)	SUP	Y	10 ac.	300	100	75	150	100	35	200	30	2.5	250
Grocery store	P	Y	1 ac.	200	75	50	100	75	45	100	25	3	150
Health fitness facility	P	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Hospital	SUP	Y	15 ac.	300	100	75	150	100	35	500	40	3	200
Hotel	SUP	Y	1 ac.	200	75	50	100	75	45	150	40	3	150
Laundromat	SUP	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Medical office	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Multiple use nonresidential development provided all uses are allowed in the GB district	SUP	Y	5 ac.	300	100	75	150	100	35	200	40	3	250
Personal service commercial	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Public utilities	SUP	Y	1 ac.	200	75	50	100	75	45	100	15	1	150
Resort lodge	SUP	Y	5 ac.	300	100	75	150	100	35	250	40	3	250
Restaurant, sit down	P	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Restaurant, take out	P	Y	1 ac.	200	75	50	100	75	45	150	30	2.5	150
Retail and wholesale trade in landscape materials	P	Y	2 ac.	200	75	50	100	75	40	200	30	2.5	150
Retail use	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Seasonal farm market	P	Y	1 ac.	200	75	50	100	75	45	100	30	2.5	150
Winery, brewery, distillery or food processing	SUP	Y	5 ac.	300	100	75	150	100	35	250	30	2.5	250

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