

TABLE 1—ZONING DISTRICT REGULATIONS

Regulations By District	R-1 Single-Family Residence	R-1A ³ Single-Family Residence	R-1B Single-Family Residence	R-2 Multifamily Residence	C-1 ¹¹ Conservation	B-1 Neighborhood Commercial	B-2 Highway Commercial	I-1 Industrial
Front Yard	35 ft	35 ft	35 ft	35 ft	50 ft	30 ft ¹²	50 ft	40 ft
Rear Yard	30 ft	30 ft	30 ft	30 ft	50 ft	25 ft	25 ft	50 ft
Each Side Yard	10 ft	10 ft	10 ft	10 ft	25 ft	10 ft	15 ft	25 ft
Lot Area	11,250 Sq. Ft. ¹	20,000 Sq. Ft. ¹	7,500 Sq. Ft. ¹ 10,000 Sq. Ft. ⁴	7,500 Sq. Ft. 12,500 Sq. Ft. ⁵ Multifamily ⁶	1 Acre	11,250 Sq Ft. ¹	15,000 Sq Ft. ¹	1 Acre
Width	75 ft ²	100 Ft	60 ft ²	60 ft ⁷ 75 ft ⁸ 100 ft ⁹ 150 ft ¹⁰	150 ft	75 ft ²	100 ft	150 ft
Maximum Stories	2½	2½	2½	3	2½	2½	3	3
Maximum Height	35 ft	35 ft	35 ft	40 ft	35 ft	35 ft	40 ft.	40 ft.
Maximum Lot Coverage	20% Structures 30% Total Impervious Cover	20% Structures 30% Total Impervious Cover	35% Structures 40% Total Impervious Cover [Amended 2-9-2004 by Ord. No. 187]	35% Structures 45% Total Impervious Cover	20% Structures 25% Total Impervious Cover	30% Structures 50% Total Impervious Cover	40% Structures 50% Total Impervious Cover	50% Structures 60% Total Impervious Cover

- 1 One (1) acre is required for lots lacking public sewage.
- 2 A minimum of one hundred (100) feet is required for lots lacking public sewers and/or public water.
- 3 Separate regulations apply to conservation subdivision. See §§ 145-1701 through 145-1708. **[Amended 8-12-2013 by Ord. No. 236]**
- 4 Public sewers but no public water.
- 5 Required for two-family dwelling.
- 6 Three thousand (3,000) square feet of lot area in single-residential structure with three (3) or more dwelling units, excluding mid-rise structures (see § 145-717); all other multifamily dwelling maximum density of fifteen (15) dwelling units per acre.
- 7 Required with minimum lot size of seven thousand five hundred (7,500) square feet.
- 8 Required with minimum lot size of twelve thousand five hundred (12,500) square feet.
- 9 Required with multifamily dwellings, excluding mid-rise structures (see § 145-717).
- 10 Required for all multifamily dwellings with maximum density of ten (10) dwelling units per acre.
- 11 Separate regulations apply to conservation subdivision. See §§ 145-1701 through 145-1708. **[Amended 8-12-2013 by Ord. No. 236]**
- 12 Fifty (50) feet is required when parking is located in the front yard area of the building

**TABLE 2
SPECIAL EXCEPTION USES BY ZONING DISTRICT
[Amended 5-14-2018 by Ord. No. 250]**

USE	R-1	R-1A	R-1B	R-2	C-1	B-1	B-2	I-1
Animal Kennels					X			
Animal Hospitals or Clinics					X			
Banks and similar financial institutions						X		
Boarding or Rooming Homes				X				
Bulk Fuel Storage								X
Car Wash							X	
Cemeteries	X	X	X		X			
Colleges	X	X			X		X	
Commercial retail activities and services when incidental to a principal permitted use								X
Commercial Stables					X			
Community Center				X				
Contractors Yards							X	
Convenience Stores with Gas Sales						X		
Day Care Center				X				
Day Care Homes	X	X	X	X				
Dwelling over and/or attached to a Business						X		
Entertainment Facilities						X		
Funeral Homes						X		
Gasoline Service Stations						X		
Group Residences	X	X	X	X	X			
Heavy Industrial Uses								X
Home Occupations	X	X	X	X	X			
Hotels/Motels							X	
Institutional Uses							X	
Model Homes	X	X	X	X	X			
Nursing Homes				X	X			
Outdoor Storage							X	
Place of Worship	X	X	X	X		X	X	
Public Uses (except storage yards)	X	X	X	X	X	X	X	
Public Uses (including storage yards)					X			X
Public Utility Facilities	X	X	X	X	X	X	X	X
Recreational Facilities, Passive Equipment	X	X	X	X				

**TABLE 2
SPECIAL EXCEPTION USES BY ZONING DISTRICT (Continued)
[Amended 5-14-2018 by Ord. No. 250]**

USE	R-1	R-1A	R-1B	R-2	C-1	B-1	B-2	I-1
Recreational Facilities, Powered Equipment					X	X	X	X
Recycling Facilities							X	
Schools	X	X			X			
Sewage Disposal Plants					X			
Taverns (excluding live entertainment)						X		
Two-Family Dwellings			X					
Vocational Schools							X	
Wireless Commercial Communications Sites and Support Structures							X	
Trucking Facilities and Terminals							X	

TABLE 3

CONDITIONAL USES BY ZONING DISTRICT
[Amended 5-9-2005 by Ord. No. 204; 11-10-2008 by Ord. No. 222]

USE	R-1	R-1A	R-1B	R-2	C-1	B-1	B-2	I-I
Adult Uses							X	
Airports and Heliports					X			
Any use which utilizes and/or stores any hazardous substances						X	X	
Any nonresidential use, if the principal use utilizes and/or stores hazardous substances as the primary function of the principal use								X
Automotive Wrecking Yards								X
Extraction, excavation and/or removal of natural resources								X
Junkyards								X
Methadone Clinic							X	
Mid-rise Residential Structures				X				
Mobile Home Parks				X				
Neighborhood shopping center						X		
Nonresidential use involving the initial or cumulative disturbance which equals or exceeds 87,120 square feet of surface area					X	X	X	
Nonresidential use involving the initial or cumulative construction, placement or installation which equals or exceeds 43,560 square feet of buildings, structures and/or other impervious surface area					X	X	X	
Planned Residential Developments	X	X	X	X	X			
Shopping Center							X	
Solid Waste Facilities								X
Staging Areas								X
Transfer Stations								X