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| **BULK REGULATIONS** | | | |
| **Regulator** | **A-1** | **C-A** | **A-R** |
| *Minimum Lots Area1* | 3 acres | No minimum | 3 acres |
| *Minimum Lot Width1*  Dwellings  Other Permitted Uses | 150 feet  200 feet | -  150 feet | 150 feet  200 feet |
| *Maximum Density* Per 40- acre aliquot tract | 4 dwellings or non-farm uses | - | - |
| *Minimum Front Yard1*  Dwellings  Other Permitted Uses | 35 feet  35 feet | -  50 feet | 35 feet  35 feet |
| *Minimum Rear Yard1*  Dwellings  Other Permitted Uses Accessory Structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 25 feet  25 feet  4 feet | -  50 feet  4 feet | 25 feet  25 feet  4 feet |
| *Minimum Side Yard 1*  Dwellings, each side  Other uses, adj to “A”,“M” Other uses , adj to “R”, “C”  Accessory Structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 15 feet  15 feet  15 feet  4 feet | -  50 feet  100 feet  4 feet | 15 feet  15 feet  15 feet  4 feet |
| *Maximum Height* Principal Structure Accessory structure | No limitation No limitation | 40 feet  30 feet | 35 feet  25 feet |
| *Maximum Number of Stories* Principal Structure Accessory structure | No limitation No limitation | 3 stories  2 stories | 3 stories  2 stories |
| Key: - = not applicable  **Note:** | | | |
| 1. Bulk regulation minimum requirements are based on “net” areas or distances, exclusive of public rights-of-way or private street easements. | | | |

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| **BULK REGULATIONS** | | | | |
| **Regulator** | **R-1** | **R-2** | **R-3** | **R-4** |
| *Minimum Lots Area1 (in square feet)* | 10,000  43,560  -  -  - 43,560 | 10,000  43,560  30,000  65,340  - 43,560 | 10,000  43,560  30,000  65,340  15,0002  43,560 | -  -  -  -  - 43,560 |
| SF: common water & sewer SF: individual water or sewer  2F dwellings: common water & sewer 2F dwellings: individual water or sewer Multiple Family & Row Houses  Other Permitted uses  ***(Ord. 2017-50 - June 17 Supp.)*** |
| *Minimum Lot Width1 (in feet)* | 80 | 80 | 80 | - |
| SF: common water & sewer |
| SF: individual water or sewer | 100 | 100 | 100 | - |
| 2F dwellings: common water & sewer | - | 120 | 120 | - |
| 2F dwellings: individual water or sewer | - | 150 | 150 | - |
| Multiple Family | - | - | 150 | - |
| Row Houses | - | - | 120 | - |
| Other Permitted uses | 100 | 100 | 100 | 600 |
| *Maximum Density(dwellings per acre)* |  |  | 15 | 8 |
| *Minimum Front Yard1 (in feet)* | 35 | 35 | 35 | - |
| SF Dwellings |
| 2F Dwellings, Row Houses | - | 35 | 35 | - |
| Multiple-Family | - | - | - | - |
| Other Permitted Uses | 50 | 50 | 50 | 75 |
| *Minimum Rear Yard1 (in feet)*  SF Dwellings | 25 | 25 | 25 | - |

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| 2F dwellings,  Multi-family, Row House Other Permitted Uses Accessory Structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | -  - 50  4 | 35  - 50  4 | 35  35  50  4 | -  - 75  4 |
| 8  12  -  - 12  4 | 8  12  12  - 12  4 | 8  12  12  12  12  4 | -  -  -  - 75  4 |
| *Minimum Side Yard 1 (in feet)* SF: common water & sewer SF: individual water or sewer 2F dwellings,  Multi-family, Row House Other Permitted uses Accessory Structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** |
| *Maximum Height (in feet)* Principal structures Accessory structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 35  25 | 35  25 | 40  25 | 25  25 |
| *Maximum Number of Stories*  Principal building Accessory building | 3  2 | 3  1½ | 3  2 | 1  2 |
| Key: - = not applicable  **Notes:** | | | | |
| 1. Bulk regulation minimum requirements are based on “net” areas or distances, exclusive of public rights-of-way or private street easements. 2. Plus an additional 2, 500 SF per dwelling unit above 3. Interior row units shall be 20’ wide, exterior row units shall be 30’ side (minimums) | | | | |
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| **BULK REGULATIONS** | | |
| **Regulator** | **C-1** | **C-2** |
| *Minimum Lot Area* | None | None |
| *Minimum Lot Width* | None | None |
| *Minimum Front Yard Depth* | 30 | 30 |
| *Minimum Side Yard Depth* Adjacent to “A” District Adjacent to “R” District Adjacent to “C” District Adjacent to “M” District Accessory Structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 50  75  10  10  4 | 50  75  10  10  4 |
| *Minimum Rear Yard Depth*  Accessory Structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 35  4 | 351  4 |
| *Maximum Height (in feet)* Principal structures Accessory structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 35  15 | 40  40 |

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| BULK REGULATIONS | | |
| **Regulator** | **M-1** | **M-2** |
| *Minimum Lot Area* | None | None |
| *Minimum Lot Width* | None | None |
| *Minimum Front Yard Depth* | 50 | 50 |
| *Minimum Side Yard Depth* Adjacent to “A” District Adjacent to “R” District Adjacent to “C” District Adjacent to “M” District Accessory Structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 75  100  10  10  4 | 75  100  10  10  4 |
| *Minimum Rear Yard Depth*  Accessory Structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 401,2  4 | 501,2  4 |
| *Maximum Height (in feet)* Principal structures Accessory structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 50  25 | None 25 |
| *Maximum Number of Stories* Principal structures  Accessory structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | 3  2 | None 2 |
| Key: - = not applicable  1. Microwave, radio, television and cellular telephone communication | | |

towers may exceed the maximum height restrictions under an approved special use permit and provided all fall zone requirements are met. 2. No rear yard required where the rear of the property adjoins a railroad right-of- way.

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| *Maximum Number of Stories* Principal structures Accessory structures  ***(Ord. 2018-58 - Aug. 18 Supp.)*** | | 2½  1 | 3  3 |
| **Notes:** |  |  |  |
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| Microwave, radio, television and cellular telephone communication  1. towers may exceed the maximum height restrictions under an approved special use permit and provided all fall zone requirements  are met. | | | |