

Appendix B: Summary of Districts, Permitted Uses and Regulations

Commercial-Business (C-B)	MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE	BUILDING HEIGHT		YARD SETBACK				OFF-STREET PARKING SPACES
	Area (sq ft or acres)	Lot Width (feet)	(percent)	Stories	Feet	Front (a, b)	Side	Total	Rear	
<i>PERMITTED USE</i>										
Existing one, two-family dwelling	15,000 sq ft *	100	25	2 ½	35	35	15	30	30	2 per dwelling
Accessory building, use	Same as primary use									15
Rooftop and building-mounted solar collectors	Same as primary use									15
<i>USE SUBJECT TO SITE PLAN REVIEW</i>										
New dwelling unit	15,000 sq ft *	100	25	2 ½	35	35	15	30	30	2 per dwelling
Home occupation	Same as dwelling									1 per 400 sq ft of floor area
Bed and breakfast										Same as dwelling
Retail store, personal service shop	20,000 sq ft	100	30	2 ½	35	25	15	30	30	
Business, professional office										
Bank, financial institution										
Laundromat										
Library										
Public building or use										
Private club, lodge										
Medical office, clinic	Same as dwelling									1 per 400 sq ft of floor area
<i>USE REQUIRING SPECIAL USE PERMIT</i> ®										
Tavern, restaurant	20,000 sq ft	100	30	2 ½	35	25	15	30	30	1 per 400 sq ft of floor area
Hotel, motel, inn										
Funeral home										

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Residential-Hamlet (R-H)	MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE (percent)	BUILDING HEIGHT		YARD SETBACK				OFF-STREET PARKING SPACES
	Area (sq ft or acres)	Lot Width (feet)		Stories	Feet	Front (a, b)	Side	Total	Rear	
Farm	2 acres	200	25	N/A		35	15	30	30	2 per dwelling
One, Two-family dwelling	15,000 *	100		2 ½	35					
	20,000 **	150								
	30,000 ***								15	
Accessory building/use	Same as primary use									N/A
Rooftop and building-mounted solar collectors	Same as primary use									N/A
USE SUBJECT TO SITE PLAN REVIEW										
Bed and breakfast	Same as dwelling									1 per guest room & 1 per non-resident employee
Home occupation										1 per 400 sq ft of floor area
USE REQUIRING SPECIAL USE PERMIT ®										
Mobile home	15,000 *	100	25	2 ½	35	35	15	30	30	2
	20,000 **									
	30,000 ***									
Increase or decrease # of dwelling units in residential structure	20,000 *	150	35	2 ½	35	50	25	50	50	1 per employee of largest shift and 1 per 3 persons based on occupant load
	30,000 **									
	40,000 ***									
School, Church	1 acre	150	25	2 ½	35	50	25	50	50	1 per 400 sq ft of floor area
Public building or use										
Service/fraternal organization, club or lodge										
Medical office building										
Funeral home										
Public utility structure/use										
Public park, playground, golf course	2 acres	200	N/A	20	50	50	50	50	1 per employee of largest shift 1 per 10,000 sq ft	
Cemetery										
Alternative energy system										
Wind measurement tower	2 acres; Also see Article VIII, Section 47	200	N/A			1.5 x tower height in all directions; See also Article VII, Section 47				1
Small wind energy conversion system	1 acre	150								

Notes:

- ® Site plan review required
- a As measured from Right of Way (ROW)
- b As measured from shoreline
- * with public water and sewer
- ** With public water or sewer
- *** Without public water or sewer

Appendix B: Summary of Districts, Permitted Uses and Regulations

Commercial-Residential (C-R)	MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE	BUILDING HEIGHT		YARD SETBACK				OFF-STREET PARKING SPACES		
	Area (sq ft or acres)	Lot Width (feet)	(percent)	Stories	Feet	Front (a, b)	Side	Total	Rear			
Farm	2 acres	200	25	N/A								
One, Two-family dwelling	15,000 *	100	25	2 ½	35	35	15	30	30	2 per dwelling		
	20,000 **											
	30,000 ***	150										
Accessory building/use	Same as primary use								15	30	15	N/A
Roof-top and building-mounted solar collectors	Same as primary use											
USE SUBJECT TO SITE PLAN REVIEW												
Mobile home	15,000 *	100	25	2 ½	35	35	15	30	30	2 per dwelling		
	20,000 **											
	30,000 ***	150										
Increase or decrease # of dwelling units in residential structure	20,000 *	100	25	2 ½	35	35	20	40	40	2 per dwelling		
	30,000 **											
	40,000 ***	150										
Multi-family dwelling												
Home occupation	Same as dwelling											
Bed and breakfast												
Personal service shop	1 acre	150	25	2 ½	35	35	20	40	40	1 per 400 sq ft of floor area		
Business/professional office												
Medical office building, clinic			N/A									
Public park, playground, golf course						50	25	50	50		1 per 10,000 sq ft	
Cemetery						2 acres	200					
USE REQUIRING SPECIAL USE PERMIT ®												
Public building or use	1 acre	150	25	2 ½	35	50	25	50	50	1 per 400 sq ft of floor area		
Service/fraternal organization, club or lodge												
School, church										1 per employee of largest shift & 1 per 4 seats		
Funeral home												
Gas station												
Auto wash												
Bank, financial institution										1 per 400 sq ft of floor area		
Restaurant, tavern												
Retail store, personal service shop												
Museum												
Public utility structure/use		1 per employee of largest shift										
Wind measurement tower	2 acres; Also see Article VIII, Section 47	200	N/A			1.5 x tower height in all directions; See also Article VII, Section 47				1		
Small wind energy conversion system	1 acre	150	N/A			1.5 x turbine height in all directions; See also Article VIII, Section 68				N/A		

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Appendix B: Summary of Districts, Permitted Uses and Regulations

Residential-Agricultural (R-A)	MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE	BUILDING HEIGHT		YARD SETBACK				OFF-STREET PARKING SPACES	
	Area (sq ft or acres)	Lot Width (feet)	(percent)	Stories	Feet	Front (a, b)	Side	Total	Rear		
<i>PERMITTED USE</i>											
Farm	2 acres	200	25	N/A		50	25	50	50	2 per dwelling	
One, Two-family dwelling	30,000 ***	150	25	2 ½	35	50	25	50	50		
Accessory building/use	Same as primary use					15	30	15		N/A	
Rooftop/building mounted alternative energy system	Same as primary use										
Outdoor wood boiler	Same as dwelling; Also see Article V, Section 21 & 22		N/A	2 ½	35	50	25	50	50		
<i>USE SUBJECT TO SITE PLAN REVIEW</i>											
Bed and breakfast	Same as dwelling									1 per guest room & 1 per non-resident employee	
Home occupation	Same as dwelling; Also see Article V, Section 21 & 22									1 per 400 sq ft of floor area	
Roadside stand	Same as farm operation					25	15	30	15	1	
School, church	2 acres	200	35	2 ½	35	50	25	50	50	1 per employee of largest shift & 1 per 4 seats	
Public building or use			25							1 per 400 sq ft of floor area	
Public park, playground, golf course			N/A							1 per 10,000 sq ft	
Cemetery											
<i>USE REQUIRING SPECIAL USE PERMIT</i> ®											
Mobile home, seasonal dwelling, camp	30,000 sq. ft.	150	25	2 ½	35	50	25	50	50	1	
Commercial recreation	1 acre	200				60				Also see Article V, Section 21	
Drive-in restaurant, refreshment stand			50	200	400	200	50	N/A			
Commercial excavation	200	Also see Article V, Section 21									
Livestock holding area, stable	2 acres	200	N/A			50	25	50	50	1 per employee of largest shift & 1 per 400 sq ft of floor area	
Animal hospital, kennel			25	2 ½	35	100	100	200	100	N/A	
Commercial logging			N/A		N/A		50	25	50	50	1 per employee of largest shift
Refuse disposal area, lagoon, sanitary landfill			N/A		N/A						
Public utility structure/use			N/A		N/A		Also see Article V, Section 37				1
Telecommunication tower			N/A		N/A		1.5 x tower height in all directions; Also see Article VII, Section 47				N/A
Wind measurement tower	2 acres; Also see Article VIII, Section 47		N/A		1.5 x turbine height in all directions; Also see Article VIII, Sections 64 & 68						
Small wind energy conversion system	1 acre	150	N/A		500	Also see Article VIII, Section 58				1	
Large wind energy conversion system			N/A		20	50	25	50	50		
Alternative energy system	2 acres	200	N/A		20	50	25	50	50		

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Commercial-Industrial (C-I)	MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE	BUILDING HEIGHT		YARD SETBACK				OFF-STREET PARKING SPACES	
	Area (sq ft or acres)	Lot Width (feet)		(percent)	Stories	Feet	Front (a, b)	Side	Total		Rear
PERMITTED USE											
Rooftop and building-mounted solar collectors	Same as primary use									N/A	
USE SUBJECT TO SITE PLAN REVIEW											
Accessory building/use	Same as primary use						15	30	15	N/A	
Retail store, personal service shop	20,000 sq ft	100	30	2 ½	35	25	15	30	30	1 per 300 sq ft of retail floor area	
Business, professional office											
Bank, financial institution											
Laundromat											
Building supply, materials sales										1 per 1,000 sq ft of floor area	
Feed store, farm supply sales											
Auto, farm implement, mobile home, RV sales and service											
USE REQUIRING SPECIAL USE PERMIT ®											
Gas station, public garage	1 acre	200	30	2 ½	35	25	15	30	30	1 per 300 sq ft of floor area	
Auto wash											
Adult entertainment											
Tavern, restaurant											
Public utility structure, use										1 per employee of largest shift	
Fabrication and assembly plant											
Truck terminal, warehouse											
Municipal highway garage, equipment storage											
Fuel oil, gasoline, bulk storage	1 per 1,000 sq ft of floor area										

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Open Space (O-S)	MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE	BUILDING HEIGHT		YARD SETBACK				OFF-STREET PARKING SPACES
	Area (sq ft or acres)	Lot Width (feet)		(percent)	Stories	Feet	Front (a, b)	Side	Total	
<i>PERMITTED USE</i>										
Fish, game club	25 acres	200	10	2 ½	35	100	100	200	100	1 per 400 sq ft of floor area
Seasonal dwelling, camp	10 acres									1 per camp
Fishing, hunting lodge										1 per 400 sq ft of floor area
Public park, recreation area										1 per 10,000 sq ft
Alternative/solar energy systems	2 acres									N/A
Rooftop and building-mounted solar collectors	Same as primary use									N/A
USE REQUIRING SPECIAL USE PERMIT ®										
Commercial recreation	10 acres	200	10	2 ½	35	100	100	200	100	1 per 300 sq ft of floor area
Forestry practices						See also Article V, Section 21				
Wind measurement tower	2 acres; Also see Article VIII, Section 47					N/A	1.5 x tower height in all directions; Also see Article VII, Section 47			

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Land Conservation (L-C)	MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE	BUILDING HEIGHT		YARD SETBACK				OFF-STREET PARKING SPACES
	Area (sq ft or acres)	Lot Width (feet)	(percent)	Stories	Feet	Front (a, b)	Side	Total	Rear	
<i>PERMITTED USE</i>										
Alternative/solar energy systems	2 acres	200	N/A		20					1
<i>USE REQUIRING SPECIAL USE PERMIT</i> ®										
Wind measurement tower	2 acres; Also see Article VIII, Section 47	200	N/A			1.5 x tower height in all directions; Also see Article VII, Section 47				N/A

Planned Development (P-D)	MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE	BUILDING HEIGHT		YARD SETBACK				OFF-STREET PARKING SPACES
	Area (sq ft or acres)	Lot Width (feet)	(percent)	Stories	Feet	Front (a, b)	Side	Total	Rear	
<i>PERMITTED USE</i>										
Uses proposed by applicant	2 acres; Also see Article V, Section 12									

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- *** Without public water or sewer