

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

SUBCHAPTER 2: STANDARD ZONING DISTRICTS**22.200 PURPOSE**

The purpose of this Subchapter is to identify and describe the standard zoning districts into which the entire Town is divided, and to list various regulations and requirements which are specific for each standard zoning district.

22.201 STANDARD ZONING DISTRICT CATEGORIES AND STANDARD ZONING DISTRICTS

For the purpose of this Subchapter, all areas within the jurisdiction of this Chapter are hereby divided into the following standard zoning districts, and standard zoning district categories, which shall be designated as follows:

Agricultural Category:

Agricultural (AG) District
Rural Residential (RR) District

Residential Category:

Single-family (SF) Residential District
Multi-family (MF) Residential District

Non-Residential Category:

General Business (GB) District
Light Industrial (LI) District
Heavy Industrial (HI) District

Planned Development Category:

Planned Development District (PD-year) e.g.: (PD-2008)

The establishment of these zoning districts herein does not require the Town to employ each and every district on the Official Zoning Map. Some districts may be created for future use.

22.202 MAP OF STANDARD ZONING DISTRICTS

- (1) **MAP ESTABLISHED:** There is hereby established an Official Town of Lyndon Zoning Map, which together with all explanatory materials thereon, is hereby made part of this Subchapter, and which shall be maintained in the Office of the Clerk. The standard zoning districts established by this Subchapter are shown on this Official Map.
- (2) **ELECTRONICALLY STORED:** The Official Map may be maintained and stored electronically (i.e. on computer) and/or on paper.
- (3) **UNSPECIFIED AREAS:** Any area in the Town which is not specifically assigned a Standard Zoning District on the Official Map shall be deemed to be in the Agriculture (AG) District, until such time as the area is otherwise classified.

22.203 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

The following rules shall be used to determine the precise location of any zoning district boundary shown on the Official Map:

- (1) Zoning district boundaries shown as following or approximately following the limits of any City, Village, Town or County boundary shall be construed as following such limits.

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

- (2) Zoning district boundaries shown as following or approximately following roads, highways, or railroad lines shall be construed as following the centerline of such roads, highways, or railroad lines.
- (3) Zoning district boundary lines shown as following or approximately following platted lot lines or other property lines as shown on the Township or County Maps shall be construed as following such lines.
- (4) Zoning district boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following the channel centerlines of such watercourses, and, in the event of a natural change in the location of such streams, rivers, or other watercourses, the zoning district boundary shall be construed as changing with the channel centerline.
- (5) Zoning district boundaries shown as following or approximately following ridgelines or watershed boundaries shall be construed as following such lines.
- (6) Zoning district boundaries shown as separated from any of the features listed in paragraphs (1) through (5) above, shall be construed to be at such distances therefrom as are shown on the Official Zoning Map.
- (7) Where any uncertainty exists as to the exact location of a zoning district boundary line, as shown on the Official Zoning Map, the location of the line shall be determined by the Zoning Administrator, who shall then take appropriate action to officially clarify the location of the line. (See, §22.902).

22.204 RELATIONSHIP TO OVERLAY ZONING DISTRICTS

Overlay zoning districts (if any) are a set of zoning requirements imposed in addition to the requirements of the standard zoning districts found in this Subchapter. Development within the overlay zones must conform to the requirements of both the standard zoning district and the overlay zoning districts, and if the two zones are inconsistent, then the development shall comply with the requirements of the more restrictive of the two zones. Overlay districts are used for the protection of natural resource features and the preservation and enhancement of significant community character features. For specific overlay zoning districts and regulations, see Subchapter 3.

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

22.206 AGRICULTURAL ZONING CATEGORY**(1) AGRICULTURE (AG) DISTRICT:**

- (a) Description and Purpose:** This district provides for the continuation and preservation of agriculture. The specific regulations of this district are intended to comply with the Wisconsin Farmland Preservation Act 1977 as amended, so that owners of lands in this district may be eligible for the farmland preservation credit permitted pursuant to Chapter 91, Wis. Stats. as amended. In addition, this district is intended to protect farming from the intrusion of incompatible uses, including urban and suburban development, and to sustain the economic base of agriculture and to preserve its rural lifestyle. The possibility of Agribusiness uses, which are not part of a typical farm, but which are necessary at limited suitable locations to support the farm industry, are provided for in this district as conditional uses.

Rationale: This district is used to provide for the protection of agricultural activities, and very low density residential areas, to preserve the rural community character of the area.

(b) List of Allowable Principal Land Uses (per Subchapter 4):**1. Principal Land Uses Allowed as Permitted Use:**

Cultivation (per § 22.406(1))
Husbandry (per § 22.406(2))
Selective Cutting (per § 22.406(6))
Passive Outdoor Public Recreational (per § 22.407(1))
Active Outdoor Public Recreational (per § 22.407(2))

2. Principal Land Uses Allowed as Conditional Use:

Intensive Agriculture (per § 22.406(3))
Agricultural Service (per § 22.406(4))
On-Site Agricultural Retail (per § 22.406(5))
Clear Cutting (per § 22.406(7))
Indoor Institutional (Church and School only) (per § 22.407(3))
Outdoor Institutional (per § 22.407(4))
Public Services and Utilities (per § 22.407(5))
Commercial Animal Boarding (per § 22.408(10))
Bed and Breakfast Establishment (per § 22.408(12))
Junkyard or Salvage Yard (per § 22.409(4))
Waste Disposal Facility (per § 22.409(5))
Composting Operation (per § 22.409(6))
Airport/Heliport (per § 22.410(2))
Indoor Vehicle Storage, existing buildings only (per § 22.410(5))
Communication Tower (per § 22.411(3))
Extraction Use (per § 22.411(4))

(c) List of Allowable Accessory Uses (per Subchapter 4):**1. Accessory Land Uses Allowed as Permitted Use:**

Farm Residence (per § 22.412(2))
Detached Residential Garage, Carport, Utility Shed, Play Structure or Lawn Ornament (per § 22.412(3))
Home Occupation (per § 22.412(10))
Family Day Care Home (4-8 children) (per § 22.412(11))
Private Residential Recreational Facility (per § 22.412(15))

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

- Drainage Structure (per § 22.412(18))
- Filling (per § 22.412(19))
- Lawn Care (per § 22.412(20))
- Private Residential Stable (per § 22.412(17))
- Individual Septic Disposal System (per § 22.412(21))
- Exterior Communication Devices (per § 22.412(22))
- Cultivation (per § 22.412(24))
- Passive Outdoor Public Recreational Area (per § 22.412(25))
- Active Outdoor Public Recreational Area (per § 22.412(26))
- Camping Unit (per § 22.412(32))

2. Accessory Land Uses Allowed as Conditional Use:

- Intermediate Day Care Home (9-15 children) (per § 22.412(12))
- Private Residential Kennel (per § 22.412(16))
- Outdoor Institutional (per § 22.412(27))
- Road, Bridge and/or Appurtenances (per § 22.412(28))
- Utility Lines and Related Facilities (per § 22.412(29))
- Piers and Wharfs (per § 22.412(30))
- Towers (per § 22.412(31))
- Clear Cutting (per § 22.412(33))

(d) List of Allowable Temporary Uses (per Subchapter 4):

- General Temporary Outdoor Sales (per § 22.413(1))
- Outdoor Assembly (per § 22.413(2))
- Contractor=s Project Office (per § 22.413(3))
- Contractor=s On-Site Equipment Storage (per § 22.413(4))
- Seasonal Outdoor Sales of Farm Products (per § 22.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Subchapter 5, the Landscaping Regulations of Subchapter 6, and the Signage Regulations of Subchapter 7:

AGRICULTURE (AG) Regulations	Residential Uses	Non-Residential Uses
A. Min. Zoning District Area	35 acres	35 acres
B. Min. Lot Area	35 acres per du ¹	35 acres ²
C. Max. Princ. Bldg. Coverage	na	na
D. Max. Acc. Bldg. Coverage	na	na
E. Max. Coverage of all Bldgs.	na	na
F. Max. Bldg. Size	na	na
G. Max. Gross Density/Intensity	na	na
H. Min. Landscaping Surface Ratio	na	na
I. Princ. Bldgs. Per Lot	1	1
J. Min. Lot Width	100	100
K. Min. Street Frontage	66	66
L. Front Setback to Princ. Bldg.	50 ^{5,3}	50 ^{5,3}

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

AGRICULTURE (AG) Regulations		Residential Uses	Non-Residential Uses
M	Front Setback to Acc. Bldg.	50 ^{5,3}	50 ^{5,3}
N.	Side Setback to Princ. Bldg.	100 ³	100 ³
O.	Side Setback to Acc. Bldg.	100 ³	100 ³
P.	Rear Setback to Princ. Bldg.	100 ³	100 ³
Q.	Rear Setback to Acc. Bldg.	100 ³	100 ³
R.	Min. Paved Surface Setback	na	na
S.	Min. Separation of Princ. Bldg.	na	na
T.	Min. Separation of Acc. Bldg.	na	na
U.	Max. Princ. Bldg. Height	35 ⁴	na
V.	Max. Acc. Bldg. Height	na	na
W.	Min. Parking	See Land Use	See Land Use
X.	Min. Dwelling Core Dimensions	980 sq. ft.	na

¹ The acreage may be reduced to a minimum of 5 acres with a Conditional Use Permit, which shall require a total minimum of 35 acres, contiguous to the 5 acre subject parcel, to be Deed restricted to prohibit subsequent development of additional principal structures on the 35 acres unless rezoned for higher density development.

² The acreage may be reduced to a minimum of 20 acres with a Conditional Use Permit.

³ Adjustment to setbacks are provided in § 22.504(3).

⁴ Exceptions to height regulations are found in § 22.504(4).

⁵ County or state regulations may impose a greater setback especially along State Highways and County Trunk Highways.

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

22.206 (2) RURAL RESIDENTIAL (RR) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit development which is solely of a rural community character. The land use standards for this district permit very low density single family residential development at a density of approximately 1 dwelling unit for every 5 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development which requires even a minimum of urban services does not occur until such services are available.

Rationale: This district is used to provide for the protection of agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained as long as the Rural Residential (RR) District designation is retained. In this manner, even if all property were developed in a given area with the Rural Residential (RR) District designation, the rural community character of that area would still be maintained.

(b) **List of Allowable Principal Land Uses (per Subchapter 4):**

1. **Principal Land Uses Allowed as Permitted Use:**

Single-Family Detached (per § 22.405(1))
Cultivation (per § 22.406(1))
Selective Cutting (per § 22.406(6))
Passive Outdoor Public Recreational (per § 22.407(1))
Active Outdoor Public Recreational (per § 22.407(2))
Community Living Arrangement (1-8 residents) (per § 22.407(7))

2. **Principal Land Uses Allowed as Conditional Use:**

Husbandry (per § 22.406(2))
Clear Cutting (per § 22.406(7))
Indoor Institutional (Church and School only) (per § 22.407(3))
Outdoor Institutional (per § 22.407(4))
Public Services and Utilities (per § 22.407(5))
Bed and Breakfast Establishment (per § 22.408(12))
Airport/Heliport (per § 22.410(2))
Communication Tower (per § 22.411(3))

(c) **List of Allowable Accessory Uses (per Subchapter 4):**

1. **Accessory Land Uses Allowed as Permitted Use:**

Farm Residence (per § 22.412(2))
Detached Residential Garage, Carport, Utility Shed, Play Structure or Lawn Ornament (per § 22.412(3))
Home Occupation (per § 22.412(10))
Family Day Care Home (4-8 children) (per § 22.412(11))
On-Site Parking Lot (per § 22.412(14))
Private Residential Recreational Facility (per § 22.412(15))
Drainage Structure (per § 22.412(18))
Filling (per § 22.412(19))
Lawn Care (per § 22.412(20))
Individual Septic Disposal System (per § 22.412(21))
Exterior Communication Devices (per § 22.412(22))
Cultivation (per § 22.412(24))
Passive Outdoor Public Recreational Area (per § 22.412(25))
Active Outdoor Public Recreational Area (per § 22.412(26))
Camping Unit (per § 22.412(32))

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

- 2. Accessory Land Uses Allowed as Conditional Use:**
 Intermediate Day Care Home (9-15 children) (per § 22.412(12))
 Private Residential Kennel (per § 22.412(16))
 Private Residential Stable (per § 22.412(17))
 Outdoor Institutional (per § 22.412(27))
 Road, Bridge and/or Appurtenances (per § 22.412(28))
 Utility Lines and Related Facilities (per § 22.412(29))
 Piers and Wharfs (per § 22.412(30))
 Commercial Animal Boarding (per § 22.412(30))
 Towers (per § 22.412(31))
 Clear Cutting (per § 22.412(33))

- (d) List of Allowable Temporary Uses (per Subchapter 4):**
 Outdoor Assembly (per § 22.413(2))
 Contractor's Project Office (per § 22.413(3))
 Contractor's On-Site Equipment Storage (per § 22.413(4))
 On-Site Real Estate Sales Office (per § 22.413(6))
 Seasonal Outdoor Sales of Farm Products (per § 22.413(7))

- (e) Regulations:** The following regulations apply to this district, in addition to the Performance Standards of Subchapter 5, the Landscaping Regulations of Subchapter 6, and the Signage Regulations of Subchapter 7:

Rural Residential (RR) Regulations	Residential Uses	Non-Residential Uses
A. Min. Zoning District Area	35 acres	35 acres
B. Min. Lot Area	5 acres per du	10 acres
C. Max. Princ. Bldg. Coverage	5%	20%
D. Max. Acc. Bldg. Coverage	10%	20%
E. Max. Coverage of all Bldgs.	20%	20%
F. Max. Bldg. Size	na	na
G. Max. Gross Density/Intensity	na	na
H. Min. Landscaping Surface Ratio	na	na
I. Princ. Bldgs. Per Lot	1	1
J. Min. Lot Width	200	200
K. Min. Street Frontage	100	100
L. Front Setback to Princ. Bldg.	100 ^{1,3}	50 ^{1,3}
M. Front Setback to Acc. Bldg.	100 ^{1,3}	50 ^{1,3}
N. Side Setback to Princ. Bldg.	100 ¹	100 ¹
O. Side Setback to Acc. Bldg.	100 ¹	100 ¹
P. Rear Setback to Princ. Bldg.	100 ¹	100 ¹

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

Rural Residential (RR) Regulations	Residential Uses	Non-Residential Uses
Q. Rear Setback to Acc. Bldg.	100 ¹	100 ¹
R. Min. Paved Surface Setback	10 ft from lot line; 10 ft from street	10 ft from lot line; 10 ft from street
S. Min. Separation of Princ. Bldg.	na	na
T. Min. Separation of Acc. Bldg.	na	na
U. Max. Princ. Bldg. Height	35 ²	35 ²
V. Max. Acc. Bldg. Height	25 ²	35 ²
W. Min. Parking	See Land Use	See Land Use
X. Min. Dwelling Core Dimensions	980 sq. ft.	Na

¹ Adjustment to setbacks are provided in § 22.504(3).

² Exceptions to height regulations are found in § 22.504(4).

³ County or state regulations may impose a greater setback especially along State Highways and County Trunk Highways.

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

22.207 RESIDENTIAL ZONING DISTRICTS**(1) SINGLE-FAMILY RESIDENTIAL (SF) DISTRICT:**

- (a) **Description and Purpose:** This district is intended to permit development which has a moderate density community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential District shall serve as a designation which preserves and protects the residential community character of its area.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in an suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SF District designation is retained, regardless of how much development occurs within that area.

(b) List of Allowable Principal Land Uses (per Subchapter 4):**1. Principal Land Uses Allowed as Permitted Use:**

Single-Family Detached (per § 22.405(1))
Selective Cutting (per § 22.406(6))
Passive Outdoor Public Recreational (per § 22.407(1))
Active Outdoor Public Recreational (per § 22.407(2))
Community Living Arrangement (1-8 residents) (per § 22.407(7))

2. Principal Land Uses Allowed as Conditional Use:

Duplex (per § 22.405(2))
Cultivation (per § 22.406(1))
Clear Cutting (per § 22.406(7))
Indoor Institutional (per § 22.407(3))
Outdoor Institutional (per § 22.407(4))
Public Services and Utilities (per § 22.407(5))
Bed and Breakfast Establishment (per § 22.408(12))

(c) List of Allowable Accessory Uses (per Subchapter 4):**1. Accessory Land Uses Allowed as Permitted Use:**

Detached Residential Garage, Carport, Utility Shed, Play Structure or Lawn Ornament (per § 22.412(3))
Home Occupation (per § 22.412(10))
Family Day Care Home (4-8 children) (per § 22.412(11))
On-Site Parking Lot (per § 22.412(14))
Private Residential Recreational Facility (per § 22.412(15))
Drainage Structure (per § 22.412(18))
Exterior Communication Devices (per § 22.412(22))
Cultivation (per § 22.412(24))
Passive Outdoor Public Recreational Area (per § 22.412(25))
Active Outdoor Public Recreational Area (per § 22.412(26))
Camping Unit (per § 22.412(32))

2. Accessory Land Uses Allowed as Conditional Use:

Intermediate Day Care Home (9-15 children) (per § 22.412(12))
Outdoor Institutional (per § 22.412(27))
Road, Bridge and/or Appurtenances (per § 22.412(28))
Utility Lines and Related Facilities (per § 22.412(29))
Piers and Wharfs (per § 22.412(30))
Clear Cutting (per § 22.412(33))

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

(d) List of Allowable Temporary Uses (per Subchapter 4):

Outdoor Assembly (per § 22.413(2))
 Contractor's Project Office (per § 22.413(3))
 Contractor's On-Site Equipment Storage (per § 22.413(4))
 On-Site Real Estate Sales Office (per § 22.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Subchapter 5, the Landscaping Regulations of Subchapter 6, and the Signage Regulations of Subchapter 7:

	Single-Family Residential (SF) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	20 acres	20 acres
B.	Min. Lot Area	3 acres	3 acres
C.	Max. Princ. Bldg. Coverage	6,000 sq. ft.	10,000 sq. ft.
D.	Max. Acc. Bldg. Coverage	2,500 sq. ft.	4,000 sq. ft.
E.	Max. Coverage of all Bldgs.	8,500 sq. ft.	14,000 sq. ft.
F.	Max. Bldg. Size	na	Na
G.	Max. Gross Density/Intensity	1 du/3 acres MGA	1 F; .05 FAR
H.	Min. Landscaping Surface Ratio	na	na
I.	Princ. Bldgs. Per Lot	1	1
J.	Min. Lot Width	100	100
K.	Min. Street Frontage	66	66
L.	Front Setback to Princ. Bldg.	100 ⁴	100 ⁴
M.	Front Setback to Acc. Bldg.	100 ^{1,4}	100 ^{1,4}
N.	Side Setback to Princ. Bldg.	50 ⁵	50 ⁵
O.	Side Setback to Acc. Bldg.	25 ^{1,6}	25 ^{1,6}
P.	Rear Setback to Princ. Bldg.	50 ⁵	50 ⁵
Q.	Rear Setback to Acc. Bldg.	25 ^{1,6}	25 ^{1,6}
R.	Min. Paved Surface Setback	10	10
S.	Min. Separation of Princ. Bldg.	na	Na
T.	Min. Separation of Acc. Bldg.	na	Na
U.	Max. Princ. Bldg. Height	35 ²	35 ²
V.	Max. Acc. Bldg. Height	25 ^{2,3}	25 ^{2,3}
W.	Min. Parking	3 spaces	See Land Use

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

Single-Family Residential (SF) Regulations	Residential Uses	Non-Residential Uses
X. Min. Dwelling Core Dimensions	980 sq. ft.	Na

¹ Adjustments to setbacks are provided in § 22.505(3).

² Exceptions to height regulations are found in § 22.504(4).

³ Or the height of the principal building, whichever is lower.

⁴ County or state regulations may impose a greater setback especially along State Highways and County Trunk Highways.

⁵ Thirty (30) feet on lots of one acre or less, which were established prior to this Code.

⁶ Fifteen (15) feet on lots of one acre or less, which were established prior to this Code.

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

22.207 (2) MULTI-FAMILY RESIDENTIAL (MF) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit development which has a moderate density community character. The land use standards for this district permit single-family homes, duplexes, townhouses, multiplexes and apartments up to 4 units permitted by right and related institutional land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential (MF) District shall serve as a designation which preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-8 District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide a principal location for mixed residential development.

(b) List of Allowable Principal Land Uses (per Subchapter 4):**1. Principal Land Uses Allowed as Permitted Use:**

Single-Family Detached (per § 22.405(1))
 Duplex (per § 22.405(2))
 Multiplex (3 or 4 unit building)(per § 22.405(6))
 Selective Cutting (per § 22.406(6))
 Passive Outdoor Public Recreational (per § 22.407(1))
 Active Outdoor Public Recreational (per § 22.407(2))
 Community Living Arrangement (1-8 residents) (per § 22.407(7))
 Community Living Arrangement (9-15 residents) (per § 22.407(7))

2. Principal Land Uses Allowed as Conditional Use:

Multiplex (5 to 16 unit building)(per § 22.405(6))
 Apartment (3 to 16 unit building)(per § 22.405(7))
 Cultivation (per § 22.406(1))
 Clear Cutting (per § 22.406(7))
 Indoor Institutional (per § 22.407(3))
 Outdoor Institutional (per § 22.407(4))
 Public Services and Utilities (per § 22.407(5))
 Institutional Residential (per § 22.407(6))
 Bed and Breakfast Establishment (per § 22.408(12))
 Group Day Care Center (9+ children) (per § 22.408(13))

(c) List of Allowable Accessory Uses (per Subchapter 4):**1. Accessory Land Uses Allowed as Permitted Use:**

Detached Residential Garage, Carport, Shed, Play Structure or Lawn Ornament (per § 22.412(3)).
 Home Occupation (per § 22.412(10))
 Family Day Care Home (4-8 children) (per § 22.412(11))
 On-Site Parking Lot (per § 22.412(14))
 Private Residential Recreational Facility (per § 22.412(15))
 Drainage Structure (per § 22.412(18))
 Filling (per § 22.412(19))
 Exterior Communication Devices (per § 22.412(22))
 Cultivation (per § 22.412(24))
 Passive Outdoor Public Recreational Area (per § 22.412(25))
 Active Outdoor Public Recreational Area (per § 22.412(26))
 Camping Unit (per § 22.412(32))

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

2. Accessory Land Uses Allowed as Conditional Use:

Intermediate Day Care Home (9-15 children) (per § 22.412(12))
 Outdoor Institutional (per § 22.412(27))
 Road, Bridge and/or Appurtenances (per § 22.412(28))
 Utility Lines and Related Facilities (per § 22.412(29))
 Piers and Wharfs (per § 22.412(30))
 Clear Cutting (per § 22.412(33))

(d) List of Allowable Temporary Uses (per Subchapter 4):

Outdoor Assembly (per § 22.413(2))
 Contractor's Project Office (per § 22.413(3))
 Contractor's On-Site Equipment Storage (per § 22.413(4))
 On-Site Real Estate Sales Office (per § 22.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Subchapter 5, the Landscaping Regulations of Subchapter 6, and the Signage Regulations of Subchapter 7:

Multi-Family Residential (MF) Regulations	Residential Uses	Non-Residential Uses
A. Min. Zoning District Area	10 acres	10 acres
B. Min. Lot Area	3 acres	3 acres
C. Max. Princ. Bldg. Coverage	40%	40%
D. Max. Acc. Bldg. Coverage	10%	10%
E. Max. Coverage of all Bldgs.	50%	50%
F. Max. Bldg. Size	na	na
G. Max. Gross Density/Intensity	8.0 du/acre MGD	2 F; .25 FAR
H. Min. Landscaping Surface Ratio	50%	25%
I. Princ. Bldgs. Per Lot	1 ¹	1 ¹
J. Min. Lot Width	100	100
K. Min. Street Frontage	66	66
L. Front Setback to Princ. Bldg.	100 ^{2,5}	100 ^{2,5}
M. Front Setback to Acc. Bldg.	100 ^{2,5}	100 ^{2,5}
N. Side Setback to Princ. Bldg.	100	100
O. Side Setback to Acc. Bldg.	50 ²	50 ²
P. Rear Setback to Princ. Bldg.	100	100
Q. Rear Setback to Acc. Bldg.	50 ²	50 ²
R. Min. Paved Surface Setback	5 ft from side or rear; 10 ft from street ²	5 ft from side or rear; 10 ft from street ²

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

Multi-Family Residential (MF) Regulations	Residential Uses	Non-Residential Uses
S. Min. Separation of Princ. Bldg.	20	20
T. Min. Separation of Acc. Bldg.	10	10
U. Max. Princ. Bldg. Height	35 ³	35 ³
V. Max. Acc. Bldg. Height	25 ^{3,4}	25 ^{3,4}
W. Min. Parking	2.5 spaces per 3 bedroom 2 spaces per 2 bedroom 1 space per 1 bedroom or efficiency	See Land Use
X. Min. Dwelling Core Dimensions	980 sq ft for single family du ⁶ 800 sq ft for each unit in a multiple family du	na

¹ More than one principal building may be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with § 22.414.

² Adjustment to setbacks are provided in § 22.504(3).

³ Exceptions to height regulations are found in § 22.504(4).

⁴ Or the height of the principal building, whichever is lower.

⁵ County or state regulations may impose a greater setback especially along State Highways and County Trunk Highways.

⁶ In manufactured home parks, 14'x70'

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

22.208 NONRESIDENTIAL ZONING CATEGORY**(1) GENERAL BUSINESS (GB) DISTRICT:**

- (a) **Description and Purpose:** This district is intended to permit both large and small scale commercial development at intensities. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Suburban Commercial District. Performance standards for the General Business District are designed to ensure the longterm economic health of strip commercial development areas, existing as of the effective date of this Chapter, by limiting the attraction of the Planned Business District to those and uses which can afford the relatively higher development costs and rents associated with development in that district.

(b) **List of Allowable Principal Land Uses (per Subchapter 4):**

1. **Principal Land Uses Allowed as Permitted Use:**

Selective Cutting (per § 22.406(6))
Passive Outdoor Public Recreational (per § 22.407(1))
Active Outdoor Public Recreational (per § 22.407(2))
Office (per § 22.408(1))
Personal or Professional Services (per § 22.408(2))
Indoor Sales or Service (per § 22.408(3))
Indoor Maintenance Service (per § 22.408(5))
Indoor Vehicle Storage (per § 22.410(5))

2. **Principal Land Uses Allowed as Conditional Use:**

Multiplex (5-16 unit building) (per § 22.405(6))
Apartment (5-16 unit building) (per § 22.405(7))
Cultivation (per § 22.406(1))
Clear Cutting (per § 22.406(7))
Indoor Institutional (per § 22.407(3))
Outdoor Institutional (per § 22.407(4))
Public Services and Utilities (per § 22.407(5))
Institutional Residential (per § 22.407(6))
Outdoor Display (per § 22.408(4))
In-Vehicle Sales or Service (per § 22.408(7))
Indoor Commercial Entertainment (per § 22.408(8))
Outdoor Commercial Entertainment (per § 22.408(9))
Commercial Animal Boarding (per § 22.408(10))
Commercial Indoor Lodging (per § 22.408(11))
Bed and Breakfast Establishment (per § 22.408(12))
Group Day Care Center (9+ children) (per § 22.408(13))
Campgrounds (per § 22.408(14))
Vehicle Repair and Maintenance (per § 22.408(17))
Personal Storage Facility (per § 22.409(3))
Off-Site Parking Lot (per § 22.410(1))

(c) **List of Allowable Accessory Uses (per Subchapter 4):**

1. **Accessory Land Uses Allowed as Permitted Use:**

Company Cafeteria (per § 22.412(4))
Home Occupation (per § 22.412(10))
On-Site Parking Lot (per § 22.412(14))
Drainage Structure (per § 22.412(18))
Filling (per § 22.412(19))

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

- Caretaker Residence (per § 22.412(21))
- Exterior Communication Devices (per § 22.412(22))
- Cultivation (per § 22.412(24))
- Passive Outdoor Public Recreational Area (per § 22.412(25))
- Active Outdoor Public Recreational Area (per § 22.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Commercial Apartment (per § 22.412(1))
- Detached garage, carport, utility shed, etc. (per § 22.412(3))
- Company Provided On-Site Recreation (per § 22.412(5))
- Outdoor Display Incidental to Indoor Sales & Service (12+ days)(per § 22.412(6))
- In-Vehicle Sales and Service (per § 22.412(7))
- Light Industrial Incidental to Indoor Sales or Service Activities Land Use (per § 22.412(9))
- Outdoor Institutional (per § 22.412(27))
- Road, Bridge and/or Appurtenances (per § 22.412(28))
- Utility Lines and Related Facilities (per § 22.412(29))
- Piers and Wharfs (per § 22.412(30))
- Towers (per § 22.412(31))
- Camping Unit (per § 22.412(32))
- Clear Cutting (per § 22.412(33))

(d) List of Allowable Temporary Uses (per Subchapter 4):

- General Temporary Outdoor Sales (per § 22.413(1))
- Outdoor Assembly (per § 22.413(2))
- Contractor's Project Office (per § 22.413(3))
- Contractor's On-Site Equipment Storage (per § 22.413(4))
- Relocatable Building (per § 22.413(5))
- On-Site Real Estate Sales Office (per § 22.413(6))
- Seasonal Outdoor Sales of Farm Products (per § 22.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Subchapter 5, the Landscaping Regulations of Subchapter 6, and the Signage Regulations of Subchapter 7:

General Business (GB) Regulations	Residential Uses	Non-Residential Uses
A. Min. Zoning District Area	6 acres	6 acres
B. Min. Lot Area	3 acres	3 acres
C. Max. Princ. Bldg. Coverage	30%	40%
D. Max. Acc. Bldg. Coverage	10%	10%
E. Max. Coverage of all Bldgs.	60%	60%
F. Max. Bldg. Size	na	na
G. Max. Gross Density/Intensity	8 du/acre MGD	2F .60 FAR
H. Min. Landscaping Surface Ratio	50%	30%
I. Princ. Bldgs. Per Lot	1 ¹	1 ¹
J. Min. Lot Width	100	100

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

K.	Min. Street Frontage	66	66
L.	Front Setback to Princ. Bldg.	100 ^{2,5}	100 ^{2,5}
M.	Front Setback to Acc. Bldg.	100 ^{2,5}	100 ^{2,5}
N.	Side Setback to Princ. Bldg.	100 ²	100 ²
O.	Side Setback to Acc. Bldg.	50 ²	50 ²
P.	Rear Setback to Princ. Bldg.	50 ²	50 ²
Q.	Rear Setback to Acc. Bldg.	25 ²	25 ²
R.	Min. Paved Surface Setback	10 ²	10 ²
S.	Min. Separation of Princ. Bldg.	na	20
T.	Min. Separation of Acc. Bldg.	10	10
U.	Max. Princ. Bldg. Height	35 ft or greater with Conditional Use ³	35 ³
V.	Max. Acc. Bldg. Height	25 ^{3,4}	25 ^{3,4}
W.	Min. Parking	3 spaces	See Land Use
X.	Min. Dwelling Core Dimensions	980 sq ft for single family du ⁶ 800 sq ft for each unit in a multiple family du.	Na

¹ More than one principal building may be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with § 22.414.

² Adjustments to setbacks are provided in § 22.504(3).

³ Exceptions to height regulations are found in § 22.504(4).

⁴ Or the height of the principal building, whichever is lower.

⁵ County or state regulations may impose a greater setback especially along State Highways and County Trunk Highways.

⁶ In manufactured home parks, 14'x70'

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

22.208 (2) LIGHT INDUSTRIAL (LI) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with the overall desired suburban community character of the community. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties.

Rationale: This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the HI District. In addition, land uses shall comply with the minimum performance standards presented in Subchapter 5.

(b) **List of Allowable Principal Land Uses (per Subchapter 4):**

1. **Principal Land Uses Allowed as Permitted Use:**

Selective Cutting (per § 22.406(6))
Passive Outdoor Public Recreational (per § 22.407(1))
Active Outdoor Public Recreational (per § 22.407(2))
Indoor Storage or Wholesaling (per § 22.409(1))
Indoor Vehicle Storage (per § 22.410(5))
Light Industrial (per § 22.411(1))

2. **Principal Land Uses Allowed as Conditional Use:**

Cultivation (per § 22.406(1))
Clear Cutting (per § 22.406(7))
Indoor Institutional (per § 22.407(3))
Outdoor Institutional (per § 22.407(4))
Public Services and Utilities (per § 22.407(5))
Office (per § 22.408(1))
Personal or Professional Service (per § 22.408(2))
Indoor Sales or Service (per § 22.408(3))
Indoor Maintenance Service (per § 22.408(5))
Indoor Commercial Entertainment (per § 22.408(8))
Commercial Animal Boarding (per § 22.408(10))
Group Day Care Center (9+ children) (per § 22.408(13))
Personal Storage Facility (per § 22.409(3))
Airport/Heliport (per § 22.410(2))
Distribution Center (per § 22.410(4))
Communication Tower (per § 22.411(3))
Vehicle Repair and Maintenance Service (per § 22.408(17))

(c) **List of Allowable Accessory Uses (per Subchapter 4):**

1. **Accessory Land Uses Allowed as Permitted Use:**

Company Cafeteria (per § 22.412(4))
On-Site Parking Lot (per § 22.412(14))
Drainage Structure (per § 22.412(18))
Filling (per § 22.412(19))
Exterior Communication Devices (per § 22.412(22))
Caretaker=s Residence (per § 22.412(23))
Cultivation (per § 22.412(24))
Passive Outdoor Public Recreational Area (per § 22.412(25))
Active Outdoor Public Recreational Area (per § 22.412(26))

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

2. Accessory Land Uses Allowed as Conditional Use:

Detached Garage, Carport, Utility Shed, etc. (per § 22.412(3))
 Company Provided On-Site Recreation (per § 22.412(5))
 In-Vehicle Sales and Service (per § 22.412(7))
 Indoor Sales Incidental to Storage or Light Industrial Land Use (per § 22.412(8))
 Outdoor Institutional (per § 22.412(27))
 Road, Bridge and/or Appurtenances (per § 22.412(28))
 Utility Lines and Related Facilities (per § 22.412(29))
 Piers and Wharfs (per § 22.412(30))
 Towers (per § 22.412(31))
 Camping Unit (per § 22.412(32))
 Clear Cutting (per § 22.412(33))

(d) List of Allowable Temporary Uses (per Subchapter 4):

Outdoor Assembly (per § 22.413(2))
 Contractor's Project Office (per § 22.413(3))
 Contractor's On-Site Equipment Storage (per § 22.413(4))
 Relocatable Building (per § 22.413(5))
 On-Site Real Estate Sales Office (per § 22.413(6))
 Seasonal Outdoor Sales of Farm Products (per § 22.413(7))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Subchapter 5, the Landscaping Regulations of Subchapter 6, and the Signage Regulations of Subchapter 7:

	Light Industrial (LI) Regulations	Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	na	6 acres
B.	Min. Lot Area	na	3 acres
C.	Max. Princ. Bldg. Coverage	na	30%
D.	Max. Acc. Bldg. Coverage	na	10%
E.	Max. Coverage of all Bldgs.	na	40%
F.	Max. Bldg. Size	na	na
G.	Max. Gross Density/Intensity	na	4 F .60 FAR
H.	Min. Landscaping Surface Ratio	na	25%
I.	Princ. Bldgs. Per Lot	na	1 ¹
J.	Min. Lot Width	na	200 ft
K.	Min. Street Frontage	na	100
L.	Front Setback to Princ. Bldg.	na	100 ^{2,5}
M.	Front Setback to Acc. Bldg.	na	100 ^{2,5}
N.	Side Setback to Princ. Bldg.	na	100 ²
O.	Side Setback to Acc. Bldg.	na	100 ²
P.	Rear Setback to Princ. Bldg.	na	100 ²

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

Light Industrial (LI) Regulations	Residential Uses	Non-Residential Uses
Q. Rear Setback to Acc. Bldg.	na	50 ²
R. Min. Paved Surface Setback	na	25
S. Min. Separation of Princ. Bldg.	na	30
T. Min. Separation of Acc. Bldg.	na	10
U. Max. Princ. Bldg. Height	na	35 ³
V. Max. Acc. Bldg. Height	na	25 ^{3, 4}
W. Min. Parking	na	See Land Use
X. Min. Dwelling Core Dimensions	na	na

¹ More than one principal building may be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with § 22.414.

² Adjustments to setbacks are provided in § 22.504(3).

³ Exceptions to height regulations are found in § 22.504(4).

⁴ Or the height of the principal building, whichever is lower.

⁵ County or state regulations may impose a greater setback especially along State Highways and County Trunk Highways.

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

22.208 (3) HEAVY INDUSTRIAL (HI) DISTRICT:

- (a) **Description and Purpose:** This district is intended to permit both large and small scale industrial and office development. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties.

Rationale: This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Subchapter 5. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a conditional use permit.

(b) **List of Allowable Principal Land Uses (per Subchapter 4):**

1. **Principal Land Uses Allowed as Permitted Use:**

Selective Cutting (per § 22.406(6))
Passive Outdoor Public Recreational (per § 22.407(1))
Active Outdoor Public Recreational (per § 22.407(2))
Indoor Storage or Wholesaling (per § 22.409(1))
Outdoor Storage or Wholesaling (per § 22.409(2))
Indoor Vehicle Storage (per § 22.410(5))
Light Industrial (per § 22.411(1))

2. **Principal Land Uses Allowed as Conditional Use:**

Cultivation (per § 22.406(1))
Intensive Agricultural (per § 22.406(3))
Agricultural Services (per § 22.406(4))
Clear Cutting (per § 22.406(7))
Indoor Institutional (per § 22.407(3))
Outdoor Institutional (per § 22.407(4))
Public Services and Utilities (per § 22.407(5))
Office (per § 22.408(1))
Indoor Maintenance Service (per § 22.408(5))
Outdoor Maintenance Service (per § 22.408(6))
Commercial Animal Boarding (per § 22.408(10))
Sexually Oriented Land Uses (per § 22.408(16))
Vehicle Repair and Maintenance (per § 22.408(17))
Personal Storage Facility (per § 22.409(3))
Junkyard or Salvage Yard (per § 22.409(4))
Waste Disposal Facility (per § 22.409(5))
Composting Operation (per § 22.409(6))
Off-Site Parking Lot (per § 22.410(1))
Airport/Heliport (per § 22.410(2))
Freight Terminal (per § 22.410(3))
Distribution Center (per § 22.410(4))
Heavy Industrial (per § 22.411(2))
Communication Tower (per § 22.411(3))
Extraction Use (per § 22.411(4))

(c) **List of Allowable Accessory Uses (per Subchapter 4):**

1. **Accessory Land Uses Allowed as Permitted Use:**

Company Cafeteria (per § 22.412(4))
Home Occupation (per § 22.412(10))
On-Site Parking Lot (per § 22.412(14))
Drainage Structure (per § 22.412(18))

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

- Filling (per § 22.412(19))
- Lawn Care (per § 22.412(20))
- Exterior Communication Devices (per § 22.412(22))
- Cultivation (per § 22.412(24))
- Passive Outdoor Public Recreational Area (per § 22.412(25))
- Active Outdoor Public Recreational Area (per § 22.412(26))

2. Accessory Land Uses Allowed as Conditional Use:

- Caretaker=s Residence (per § 22.412(23))
- Detached Garage, Carport, Utility Shed, Etc. (per § 22.412(3))
- Company Provided On-Site Recreation (per § 22.412(5))
- In-Vehicle Sales and Service (per § 22.411(7))
- Migrant Labor Camp (per § 22.412(13))
- Outdoor Institutional (per § 22.412(27))
- Road, Bridge and/or Appurtenances (per § 22.412(28))
- Utility Lines and Related Facilities (per § 22.412(29))
- Piers and Wharfs (per § 22.412(30))
- Camping Unit (per § 22.412(32))
- Clear Cutting (per § 22.412(33))

(d) List of Allowable Temporary Uses (per Subchapter 4):

- Outdoor Assembly (per § 22.413(2))
- Contractor's Project Office (per § 22.413(3))
- Contractor's On-Site Equipment Storage (per § 22.413(4))
- Relocatable Building (per § 22.413(5))
- On-Site Real Estate Sales Office (per § 22.413(6))

(e) Regulations: The following regulations apply to this district, in addition to the Performance Standards of Subchapter 5, the Landscaping Regulations of Subchapter 6, and the Signage Regulations of Subchapter 7:

Heavy Industrial (HI) Regulations	Residential Uses	Non-Residential Uses
A. Min. Zoning District Area	na	10 acres ²
B. Min. Lot Area	na	3 acres
C. Max. Princ. Bldg. Coverage	na	75%
D. Max. Acc. Bldg. Coverage	na	10%
E. Max. Coverage of all Bldgs.	na	85%
F. Max. Bldg. Size	na	na
G. Max. Gross Density/Intensity	na	2 F ¹ ; 1.0 FAR
H. Min. Landscaping Surface Ratio	na	15%
I. Princ. Bldgs. Per Lot	na	1 ³
J. Min. Lot Width	na	200
K. Min. Street Frontage	na	100
L. Front Setback to Princ. Bldg.	na	100 ⁴
M. Front Setback to Acc. Bldg.	na	100 ⁴

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

Heavy Industrial (HI) Regulations	Residential Uses	Non-Residential Uses
N. Side Setback to Princ. Bldg.	na	100 ⁴
O. Side Setback to Acc. Bldg.	na	100 ⁴
P. Rear Setback to Princ. Bldg.	na	100 ⁴
Q. Rear Setback to Acc. Bldg.	na	50 ⁴
R. Min. Paved Surface Setback	na	10
S. Min. Separation of Princ. Bldg.	na	40
T. Min. Separation of Acc. Bldg.	na	10
U. Max. Princ. Bldg. Height	na	45 ⁵
V. Max. Acc. Bldg. Height	na	25 ^{5,6}
W. Min. Parking	na	See Land Use
X. Min. Dwelling Core Dimensions	na	na

¹ Additional floors may be allowed as a Conditional Use.

² Lots as small as 5 acres may be approved by conditional use.

³ More than one principal building may be permitted on any one lot upon the granting of a Conditional Use Permit for a Group Development in compliance with § 22.414.

⁴ Adjustments to setbacks are provided in § 22.504(3).

⁵ Exceptions to height regulations are found in § 22.504(4).

⁶ Or the height of the principal building, whichever is lower.

SUBCHAPTER 2: STANDARD ZONING DISTRICTS

22.209 PLANNED DEVELOPMENT CATEGORY**(1) PLANNED DEVELOPMENT (PD-___) DISTRICT:**

- (a) Description and Purpose:** This district is intended to provide more incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. The intent of this district is to require higher levels of development quality in both design and materials in exchange for carefully controlled flexibility on matters of land use, density, intensity, setbacks and/or bulk. This district is designed to forward both aesthetic and economic objectives of the Town by controlling the site design and the land use, appearance, density, or intensity of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to § 22.914 for the procedures applicable to proposal review in this standard zoning district.
- (b) Development Standards:** Development standards are flexible within this zoning district. Refer to § 22.914(2) for the range of development standards potentially available in this zoning district.

SUBCHAPTER 2: STANDARD ZONING DISTRICTS
