

ARTICLE 5 MEASUREMENTS

5.1 TABLE OF INTENSITY AND DIMENSIONAL STANDARDS

All primary and accessory structures shall be subject to the intensity and dimensional standards set forth in the following tables. These intensity and dimensional standards may be further limited or modified by other applicable sections of this Ordinance. Additional regulations are set forth immediately following the tables. Rules of measurement and exceptions are set forth in Sections 5.2 through 5.6.

5.1.1 Residential Districts

Use	Average Lot Size	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Upon Area (%)*	Max. Floor Area Ratio (FAR)	Max Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Other/ Buffer					
RA											
School	—	—	50	50	50	Sec. 8.2.6	60	50	—	—	—
Single family	5 acre average lot size	50	30	15	25	Sec. 8.2.6	36	50	—	0.2	Sec. 4.4 and Sec. 5.2.3(B)
All other uses	5 acre average lot size	—	30	15	25	Sec. 8.2.6	36	50	—	0.2	Sec. 4.4 and Sec. 5.2.3(B)
RR											
Church or place of worship	—	—	50	50	50	Sec. 8.2.6	48	50	—	—	—
Congregate living facility	—	—	65**	65**	65**	Sec. 8.2.6	36	50	—	5	Sec. 4.4.1(A). Internal building setbacks shall comply with Sec. 5.2.2(F).
Farm residence	—	—	40	15	25	—	36	50	—	1	—
Single family	1 acre average lot size	50	40	15	25	Sec. 8.2.6	36	50	—	1	Sec. 5.2.3(B)
School	—	—	50	50	50	Sec. 8.2.6	60	60	—	—	—
All other uses	—	—	40	15	25	Sec. 8.2.6	36	50	—	—	Sec. 4.4
LD											
Church or place of worship	—	—	50	50	50	Sec 8.2.6	48	60	—	—	—
Single family	10,000 square feet	50	25***	8 min./ 20 total	25	There shall be a corner side setback of 18'. See Sec. 8.2.6	36	60	—	3	Sec. 5.2.3(B)
School	—	—	25	25	25	Sec. 8.2.6	60	70	—	—	—
All other uses	—	—	25	8 min./ 20 total	25	Sec. 8.2.6	36	60	—	—	Sec. 4.4
MD											
Church or place of worship	—	—	50	50	50	Sec. 8.2.6	48	60	—	—	—

Article 5 / Measurements
Sec.5.1 / TABLE OF INTENSITY AND DIMENSIONAL STANDARDS
Sec.5.1.1 / Residential Districts

Use	Average Lot Size	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Area (%)*	Max. Floor Area Ratio (FAR)	Max Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Other/ Buffer					
Congregate living facility (Special use permit)	—	—	65**	65**	65**	Sec. 8.2.6	36	60	—	13	Sec. 4.4.1(A). Internal building setbacks shall comply with Sec. 5.2.2(F).
Duplexes	—	—	15	6 min./ 16 total	20	Sec. 8.2.6	36	60	—	6	—
Park, active or passive	—	—	30	30	30	Sec. 8.2.6	36	60	—	—	—
Single family	—	50	25***	6 min./ 16 total	20	There shall be a corner side setback of 15. Sec. 8.2.6.	36	60	—	6	—
Townhouses, detached (Special use permit)	—	26	15 to 18	3	5	Sec. 8.2.6	36	65	—	7	—
School	—	—	25	25	25	Sec. 8.2.6	60	70	—	—	—
All other uses	—	—	50	20	50	Sec. 8.2.6	36	60	—	—	Sec. 4.4
HDSF											
Duplexes	—	—	15	8	15	Sec. 8.2.6	48	65	—	8	—
Congregate living facility (Special use permit)	—	—	50**	50**	50**	Sec. 8.2.6	48	65	—	21	Sec. 4.4.1(A). Internal building setbacks shall comply with Sec. 5.2.2(F).
Church or place of worship	—	—	50	50	50	Sec. 8.2.6	48	65	—	—	—
Day care (Special use permit)	—	—	25	15	25	Sec. 8.2.6	36	65	—	—	Sec. 4.4.2(C)
Single Family	—	40	15	8	15	Sec. 8.2.6	36	65	—	8	—
Townhouses	—	18	15	0	15	8' aggregate setback between buildings	36	65	—	—	—
Townhouses, detached (Special use permit)	—	26	15 to 18	3	5	Sec. 8.2.6	36	65	—	7	—
School	—	—	25	25	25	Sec. 8.2.6	60	70	—	—	—
All other uses	—	—	25	10	25	Sec. 8.2.6	36	65	—	8	Sec. 4.4
HDMF											
Duplexes, Triplexes, and Quadplexes	—	—	25**	25**	25**	Sec. 8.2.6	48	65	—	14	Internal building setbacks shall comply with Sec. 5.2.2(F).
Congregate living facility, Nursing or Convalescent facility	—	—	50**	50**	50**	Sec. 8.2.6	48	65	—	21	Sec. 4.4.1(A) and 4.4.1(F). Internal building setbacks shall comply with Sec. 5.2.2(F).
Condominium, Multi-family or Apartments	—	—	50**	50**	50**	Sec. 8.2.6	48	65	—	14	Internal building setbacks shall comply with Sec. 5.2.2(F).

Article 5 / Measurements
Sec.5.1 / TABLE OF INTENSITY AND DIMENSIONAL STANDARDS
Sec.5.1.1 / Residential Districts

Use	Average Lot Size	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Area (%)*	Max. Floor Area Ratio (FAR)	Max Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Other/ Buffer					
Church or place of worship	—	—	50	50	50	Sec. 8.2.6	48	65	—	—	—
Day care (Special use permit)	—	—	25	15	25	Sec. 8.2.6	36	65	—	—	Sec. 4.4.2(C)
Townhouses	—	18	15	0	15	8' aggregate setback between buildings	36	65	—	—	—
Townhouses, detached	—	26	15 to 18	3	5	Sec. 8.2.6	36	65	—	7	—
School	—	—	25	25	25	Sec. 8.2.6	60	70	—	—	—
All other uses	—	—	25	10	25	Sec. 8.2.6	36	65	—	—	Sec. 4.4
MH											
Manufactured home	—	—	25	8	25	Sec. 8.2.6	24	65	—	6	Sec. 4.4.1(D)
Single family home	—	—	25	8	25	Sec. 8.2.6	24	65	—	6	—
School	—	—	25	25	25	Sec. 8.2.6	60	70	—	—	—
All other uses	—	—	50	50	50	Sec. 8.2.6	36	65	—	—	Sec. 4.4
MHP											
Mobile home	—	50	25**	25**	25**	Sec. 8.2.6; Interior setbacks equal to Front 10'; Side 6'; Rear 10'.	20	65	—	8	—
All other uses	—	—	50	50	50	Sec. 8.2.6	36	65	—	—	Sec. 4.4
MORR											
Congregate living facility, Nursing or Convalescent facility	—	—	35** max.	15**	25**	Sec. 8.2.6	36	70	—	18	Sec. 4.4.1(A) and 4.4.1(F). Internal building setbacks shall comply with Sec. 5.2.2(F).
Condominium, Duplex, Multi-family, or Apartments	—	—	25** max.	5**	10**	Sec. 8.2.6	36	70	—	12	Internal building setbacks shall comply with Sec. 5.2.2(F).
Single family	—	50	25 max.	4 min/ 15 total	10	Sec. 8.2.6	36	70	—	8	—
Church or place of worship	—	—	35 max.	15	25	Sec. 8.2.6	36	70	—	—	—
Day care	—	—	25 max.	5	10	Sec. 8.2.6	36	70	—	—	Sec. 4.4.2(C)
School	—	—	50 max.	15	25	Sec. 8.2.6	60	70	—	—	—
Townhouses	—	18	15	0	15	8' aggregate setback between buildings	36	70	—	—	—
Townhouses, detached	—	26	15 to 18	3	5	Sec. 8.2.6	36	65	—	7	—

Article 5 / Measurements
Sec.5.1 / TABLE OF INTENSITY AND DIMENSIONAL STANDARDS
Sec.5.1.2 / Business Districts

Use	Average Lot Size	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Area (%) [*]	Max. Floor Area Ratio (FAR)	Max. Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Other/ Buffer					
All other uses	—	—	25 max.	4 min/ 15 total	10	Sec. 8.2.6	36	70	1.75	—	Sec. 4.4

* See Sec 6.1, Watershed Protection Overlay Districts
** These setbacks are for the perimeter of entire project only.
*** Projects submitted prior to April 1, 2008 shall be governed by the Minimum Front Setbacks in place at the time of submittal.

5.1.2 Business Districts

Use	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Area (%) [*]	Max. Floor Area Ratio (FAR)	Max. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Other/ Buffer					
O & I										
Ambulatory Healthcare Facility with Emergency Department	—	20	20	20	Sec. 8.2.6	60	65	—	—	—
Nursing or Convalescent facility	—	40**	30**	40**	Sec. 8.2.6	36	65	—	12	Sec. 4.4.1(F). Internal building setbacks shall comply with Sec. 5.2.2(F).
Church or place of worship	—	40	40	40	Sec. 8.2.6	36	65	—	—	—
Hospital	300	75	75	75	Sec. 8.2.6	48	65	—	—	Sec. 4.4.2(D)
Office, business or professional	—	20	20	20	Sec. 8.2.6	48	70	—	—	—
Medical or Dental Office or Clinic	—	20	20	20	Sec. 8.2.6	48	70	—	—	—
School	—	50	50	50	Sec. 8.2.6	60	70	—	—	—
All other uses	—	20	20	30	Sec. 8.2.6	36	65	1.50	—	Sec. 4.4
B1										
Office, business or professional	—	20	20	20	Sec. 8.2.6	48	70	—	—	—
Medical or Dental Office or Clinic	—	20	20	20	Sec. 8.2.6	48	70	—	—	—
School	—	50	50	50	Sec. 8.2.6	60	70	—	—	—
All other uses	—	25	15	20	Sec. 8.2.6	36	65	1.50	—	Sec. 4.4
B2										
Office, business or professional	—	20	20	20	Sec. 8.2.6	48	70	—	—	—
Medical or Dental Office or Clinic	—	20	20	20	Sec. 8.2.6	48	70	—	—	—
Government service	—	10	10	10	—	48	70 ***	2.00	—	—
All other uses	—	10 max.	—	—	—	48	70 ***	2.00	—	Sec 4.4

Sec.5.1 / TABLE OF INTENSITY AND DIMENSIONAL STANDARDS

Sec.5.1.3 / Planned Development Districts

Use	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Upon Area (%)*	Max. Floor Area Ratio (FAR)	Max. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Other/ Buffer					
PC										
Office, business or professional	—	20	20	20	Sec. 8.2.6	48	70	—	—	—
Medical or Dental Office or Clinic	—	20	20	20	Sec. 8.2.6	48	70	—	—	—
Nursing or Convalescent facility	—	40**	20**	20**	Sec. 8.2.6	48	70	—	21	Sec. 4.4.1(F)
All other uses	—	10	8	25	Sec. 8.2.6	60	70	1.50	—	Sec. 4.4
TF										
School	—	25	25	25	Sec. 8.2.6	60	70	—	—	—
All other uses	—	20	20	20	Sec. 8.2.6	36	65	—	—	Sec. 4.4
LI										
Regional Recreation Complex	—	20	20	20	—	60	70	—	—	Sec. 4.4.4(F)
All other uses	—	20	20	20	Sec. 8.2.6	48	70	1.50	—	Sec. 4.4

* See Sec 6.1, Watershed Protection Overlay Districts
 ** These setbacks are for the perimeter of entire project only.
 *** The Central Business District (as defined in Sec. 12.2) is excluded from the Maximum Built-Up Upon Area requirements.

5.1.3 Planned Development Districts

Use	Average Lot Size	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Upon Area (%)*	Max. Floor Area Ratio (FAR)	Max. Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Other/ Buffer					
MEC-CZ											
Single family	—	30	See Sec. 2.3.4	5	See Sec. 2.3.4	Sec. 8.2.6	—	70	—	—	Sec. 2.3.4
Townhouses	—	18	See Sec. 2.3.4	0	See Sec. 2.3.4	8' aggregate setback between buildings	—	70	—	—	Sec. 2.3.4
Townhouses, detached	—	26	See Sec. 2.3.4	3	See Sec. 2.3.4	Sec. 8.2.6	—	70	—	7	Sec. 2.3.4; Sec 4.4.1(K)
All other uses	See Sec. 2.3.4						—	70	—	—	Sec. 2.3.4
PUD-CZ											
Single family	—	30	See Sec. 2.3.4	5	See Sec. 2.3.4	Sec. 8.2.6	—	70	—	—	Sec. 2.3.4
Townhouses	—	18	See Sec. 2.3.4	0	See Sec. 2.3.4	8' aggregate setback between buildings	—	70	—	—	Sec. 2.3.4
Townhouses, detached	—	26	See Sec. 2.3.4	3	See Sec. 2.3.4	Sec. 8.2.6	—	70	—	7	Sec. 2.3.4; Sec. 4.4.1(K)
All other uses	See Sec. 2.3.4						—	70	—	—	Sec. 2.3.4
TND-CZ											

**Sec.5.1 / TABLE OF INTENSITY AND DIMENSIONAL STANDARDS
Sec.5.1.4 / Other Development Districts**

Use	Average Lot Size	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Area (%) [*]	Max. Floor Area Ratio (FAR)	Max. Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Other/ Buffer					
Single family	—	30	See Sec. 2.3.4	5	See Sec. 2.3.4	Sec. 8.2.6	—	70	—	—	Sec. 2.3.4
Townhouses	—	18	See Sec. 2.3.4	0	See Sec. 2.3.4	8' aggregate setback between buildings	—	70	—	—	Sec. 2.3.4
Townhouses, detached	—	26	See Sec. 2.3.4	3	See Sec. 2.3.4	Sec. 8.2.6	—	70	—	7	Sec. 2.3.4; Sec. 4.4.1(K)
All other uses	See Sec. 2.3.4						—	70	—	—	Sec. 2.3.4

* See Sec 6.1, Watershed Protection Overlay Districts

5.1.4 Other Development Districts

Use	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Area (%) [*]	Max. (Floor Area Ratio) FAR	Max. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Other/ Buffer					
CB										
All uses	—	All structures shall be set back 75' from any street. See Sec. 8.2.6				15	60	—	—	See Sec. 4.4
SD										
All uses	All Intensity and Dimensional Standards shall be as set forth in the Sustainable Development Plan approved for the respective Sustainable Development Conditional Zoning District									

* See Sec 6.1, Watershed Protection Overlay Districts

5.1.5 Small Town Character Overlay District

Use	Average Lot Size	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Area (%) [*]	Max. Floor Area Ratio (FAR)	Max. Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Other/ Buffer					
Central Business District	—	—	10 max.	0	10	—	48	100	3.00	—	—
Non-Residential	—	—	25 max.	8	10	—	36	70	1.75	—	—
Single-family	—	60	20	10, 15 with driveway in front yard	15	—	36 ¹	50	—	6	—
Multi-family / Condominium	—	60	20 ²	10 ²	15 ²	—	36	60	—	14	—
Townhouse	—	20	20 ²	0	15 ²	10' aggregate setback between buildings	36 ¹	50	—	12	Sec. 2.3.4
Townhouse, detached	—	26	15 to 18	3	5	Sec. 8.2.6	36 ¹	70	—	7	Sec. 2.3.4; Sec. 4.4.1(K)

* See Sec 6.1, Watershed Protection Overlay Districts

¹Building Height measured to the highest point of the roof from existing average grade at the footprint of the building. The proposed height shall not exceed the average height of the nearest adjacent buildings and may not exceed the max/min height allowed. In addition, the sidewall height shall not exceed 2 times

the side yard setback. Gabled areas are excluded from sidewall height calculation.

² These setbacks are for the perimeter of the entire project only, not setbacks between units or buildings.