

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 Sec. 5.2. Dimensional standards may be found for certain uses in Sec. 4.4 *Supplemental Standards*.

5.1.1 Residential Districts

Use	Average Lot Size	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Upon Area (%)*	Max. Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Corner Side				
RA										
School	—	—	50	50	50	25	5 stories and 75	50	—	—
Government services	—	—	20	15	25	15	36	60	—	—
Single family	5 acres	50	30	15	25	15	36	50	0.2	Sec. 5.2.3.B
All other uses	5 acres	—	30	15	25	15	36	50	0.2	Sec. 4.4
RR										
Church or place of worship	—	—	50	50	50	25	48	50	—	—
Congregate living facility	—	—	65**	65**	65**	65**	36	50	5	Sec. 5.2.2.F
Farm residence	—	—	40	15	25	—	36	50	1	—
Government services	—	—	20	15	25	15	48	60	—	—
Single family	1 acre	50	40	15	25	15	36	50	1	Sec. 5.2.3.B
School	—	—	50	50	50	25	5 stories and 75	60	—	—
All other uses	—	—	40	15	25	15	36	50	—	—
LD										
Church or place of worship	—	—	50	50	50	25	48	60	—	—
Single family	10,000 square feet	50	25***	8 min./20 total	25	18	40	60	3	Sec. 5.2.3.B
School	—	—	25	25	25	25	5 stories and 75	70	—	—
All other uses	—	—	25	8 min./20 total	25	18	36	60	—	—
MD										
Church or place of worship	—	—	50	50	50	25	48	60	—	—
Congregate living facility	—	—	65**	65**	65**	65**	36	60	13	Sec. 5.2.2.F
Duplexes	—	—	15	6 min./16 total	20	15	36	60	6	—
Park, active or passive	—	—	30	30	30	15	36	60	—	—
Single family	—	50	25***	6 min./16 total	20	15	40	60	6	—
Townhouses, detached	—	26	10 min./15 max.	3	5	15	36	65	7	Sec. 4.4.1.J
School	—	—	25	25	25	25	5 stories and 75	70	—	—
All other uses	—	—	50	20	50	15	36	60	—	—

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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 On Area (%)*	Max. Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Corner Side				
HDSF										
Duplexes	---	---	15	8	15	15	48	65	8	---
Congregate living facility	---	---	50**	50**	50**	50	48	65	21	Sec. 5.2.2.F
Church or place of worship	---	---	50	50	50	50	48	65	---	---
Day care	---	---	25	15	25	15	36	65	---	---
Single Family	---	40	15	8	15	15	36	65	8	---
Townhouses	---	18	15	0	15	15	36	65	---	8' aggregate setback between buildings
Townhouses, detached	---	26	10 min./15 max.	3	5	15	36	65	7	Sec. 4.4.1.J
School	---	---	25	25	25	25	5 stories and 75	70	---	---
All other uses	---	---	25	10	25	15	36	65	8	---
HDMF										
Duplexes, Triplexes, and Quadplexes	---	---	25**	25**	25**	25**	48	65	14	Sec. 5.2.2.F
Congregate living facility, Nursing or convalescent facility	---	---	50**	50**	50**	50**	48	65	21	Sec. 5.2.2.F
Multi-family or Apartments	---	---	50**	50**	50**	50**	48	65	14	Sec. 5.2.2.F
Church or place of worship	---	---	50	50	50	50	48	65	---	---
Day care	---	---	25	15	25	15	36	65	---	---
Townhouses	---	18	15	0	15	15	36	65	---	8' aggregate setback between buildings
Townhouses, detached	---	26	10 min./15 max.	3	5	15	36	65	7	Sec. 4.4.1.J
School	---	---	25	25	25	25	5 stories and 75	70	---	---
All other uses	---	---	25	10	25	15	36	65	---	---
MH										
Manufactured home	---	---	25	8	25	15	24	65	6	---
Single family home	---	---	25	8	25	15	24	65	6	---
School	---	---	25	25	25	25	5 stories and 75	70	---	---
All other uses	---	---	50	50	50	50	36	65	---	---
MHP										
Mobile home	---	50	25**	25**	25**	25**	20	65	8	Interior setbacks equal to: Front 10'; Side 6'; Rear 10'
All other uses	---	---	50	50	50	50	36	65	---	---

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-Upon Area (%)*	Max. Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Corner Side				
MORR										
Congregate living facility, Nursing or convalescent facility	—	—	35** max.	15**	25**	15**	36	70	18	Sec. 5.2.2.F
Duplex, Multi-family, or Apartments	—	—	25** max.	5**	10**	15**	36	70	12	Sec. 5.2.2.F
Single family	—	50	25 max.	4 min/15 total	10	15	36	70	8	—
Church or place of worship	—	—	35 max.	15	25	15	36	70	—	—
Day care	—	—	25 max.	5	10	15	36	70	—	—
Government services	—	—	20	15	25	15	36	70	—	—
School	—	—	50 max.	15	25	15	5 stories and 75	70	—	—
Townhouses	—	18	15	0	15	15	36	70	—	8' aggregate setback between buildings
Townhouses, detached	—	26	10 min./15 max.	3	5	15	36	65	7	Sec. 4.4.1.J
All other uses	—	—	25 max.	4 min/15 total	10	15	36	70	—	—
*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-Upon Area (%)*	Max. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Corner Side				
O & I									
Ambulatory Healthcare Facility with Emergency Department	—	20	20	20	15	60	65	—	—
Nursing or Convalescent facility	—	40**	30**	40**	30**	36	65	12	Sec. 5.2.2.F
Church or place of worship	—	40	40	40	40	48	65	—	—
Government services	—	20	15	25	15	48	70	—	—
Hospital	300	75	75	75	75	48	65	—	—
Office, business or professional	—	20	20	20	20	48	70	—	—
Medical or Dental Office or Clinic	—	20	20	20	15	48	70	—	—
School	—	50	50	50	50	5 stories and 75	70	—	—
All other uses	—	20	20	30	20	36	65	—	—
B1									
Office, business or professional	—	20	20	20	20	48	70	—	—
Medical or Dental Office or Clinic	—	20	20	20	20	48	70	—	—
Government services	—	20	15	25	15	48	70	—	—

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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. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Corner Side				
School	—	50	50	50	50	5 stories and 75	70	—	—
All other uses	—	25	15	20	15	36	70	—	—
B2									
Office, business or professional	—	20	20	20	20	48	70	—	—
Medical or Dental Office or Clinic	—	20	20	20	20	48	70	—	—
Government services	—	10	10	10	10	70	70***	—	—
All other uses	—	10 max.	—	—	—	48	70***	—	—
PC									
Office, business or professional	—	20	20	20	15	75	70	—	—
Medical or Dental Office or Clinic	—	20	20	20	15	75	70	—	—
Nursing or Convalescent facility	—	40**	20**	20**	20**	48	70	21	—
Hotel or motel	—	10	8	25	15	75	70	—	—
All other uses	—	10	8	25	15	60	70	—	—
TF									
School	—	25	25	25	25	5 stories and 75	70	—	—
All other uses	—	20	20	20	20	48	70	—	—
LI									
Regional Recreation Complex	—	20	20	20	20	60	70	—	—
All other uses	—	20	20	20	20	48	70	—	—

*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	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up Upon Area (%)*	Max. Density (Gross Units per Acre)	Additional Regulations
		Front	Side	Rear	Corner Side				
MEC-CZ									
Single family	30	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	70	—	Sec. 2.3.4
Townhouses	18	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	70	—	8' aggregate setback between buildings; Sec. 2.3.4
Townhouses, detached	26	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	70	7	Sec. 2.3.4; Sec 4.4.1.J
All other uses	See Sec. 2.3.4						70	—	Sec. 2.3.4

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

Use	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Upon Area (%)*	Max. Density (Gross Units per Acre)	Additional Regulations
		Front	Side	Rear	Corner Side				
PUD-CZ									
Single family	30	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	70	—	Sec. 2.3.4
Townhouses	18	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	70	—	8' aggregate setback between buildings; Sec. 2.3.4
Townhouses, detached	26	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	70	7	Sec. 2.3.4; Sec. 4.4.1.J
All other uses	See Sec. 2.3.4						70	—	Sec. 2.3.4
TND-CZ									
Single family	30	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	70	—	Sec. 2.3.4
Townhouses	18	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	70	—	8' aggregate setback between buildings; Sec. 2.3.4
Townhouses, detached	26	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	See Sec. 2.3.4	70	7	Sec. 2.3.4; Sec. 4.4.1.J
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-Upon Area (%)*	Max. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Corner Side				
CB									
All uses	—	25	25	25	25	36	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-Upon Area (%)*	Max. Density (Gross Units per Acre)	Additional Regulations
			Front	Side	Rear	Corner Side				
Central Business District	—	—	10 max.	0	10	10 max.	2 stories and 36 or 3 stories and 50 per footnote 1	100	—	—
Non-Residential	—	—	25 max.	8	10	25 max.	36	70	—	—
Single-family	—	60	20	8, 10 on side with driveway in front yard	15	10	36	50	6	—
Multi-family / Condominium	—	60	20 ²	10 ²	15 ²	10 ²	36	60	14	—
Townhouse	—	20	20 ²	0	15 ²	15	36	50	12	10' aggregate setback between buildings; Sec. 2.3.4
Townhouse, detached	—	26	10 min./ 15 max.	3	5	15	36	70	7	Sec. 2.3.4; Sec. 4.4.1.J
Government services	—	—	25 max.	8	10	10	70	70	—	—

* See Sec 6.1 *Watershed Protection Overlay Districts*.

¹ Building height may be increased to 3 stories and 50 feet if the following conditions are met:

- a. The existing structure is not contributing to the historic district.
- b. The existing or proposed building shall be located on Salem Street.
- c. The existing or proposed building is located on the corner of 2 public streets or a public street and a public alley.
- d. The 3rd story shall be set back at least 18 feet from the property line along the front façade.
- e. Open air rooftop dining shall be exempt from the height calculation.

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