

**TABLE 201 A:  
PERMITTED USES, CONDITIONAL USES, YARD AND AREA REQUIREMENTS**

|                                 | <b>S-1,<br/>SPECIAL<br/>CONSERVANCY</b>  | <b>S,<br/>CONSERVANCY</b>   | <b>R-1,<br/>ONE-FAMILY<br/>RESIDENTIAL</b>  | <b>R-2,<br/>ONE-FAMILY<br/>RESIDENTIAL</b>  |
|---------------------------------|--|---|---|---|
| <b>PERMITTED USES</b>           | Agriculture<br>Cemetery<br>Nature Preserve<br>Parks &<br>Recreation<br>Accessory Uses<br>Forestry Activities<br>and Timber<br>Harvesting | Agriculture<br>Cemetery<br>Nature Preserve<br>One-Family<br>Residential<br>Parks &<br>Recreation<br>Accessory Uses<br>Forestry Activities<br>and Timber<br>Harvesting | Agriculture<br>One-Family<br>Residential<br>Parks &<br>Recreation<br>Accessory Uses<br>Forestry Activities<br>and Timber<br>Harvesting                                    | Agriculture<br>One-Family<br>Residential<br>Parks &<br>Recreation<br>Accessory Uses<br>Forestry Activities<br>and Timber<br>Harvesting                                    |
| <b>CONDITIONAL USES</b>         | Golf Course<br>Municipal Waste -<br>Landfills<br>Major Excavation<br>Public Building<br>Stable<br>Utility Substation                     | Church & School<br>Golf Course<br>Group Dwelling A<br>Heliport<br>Major Excavation<br>Public Building<br>Public School<br>Stable<br>Utility Substation                | Church & School<br>Dependent Dwelling<br>Golf Course<br>Group Dwelling A<br>Major Excavation<br>Public Building<br>Public School<br>Recreation Club<br>Utility Substation | Church & School<br>Dependent Dwelling<br>Golf Course<br>Group Dwelling A<br>Major Excavation<br>Public Building<br>Public School<br>Recreation Club<br>Utility Substation |
| <b>PLANNED<br/>DEVELOPMENTS</b> |  |   | Planned Residential<br>Development  | Planned Residential<br>Development  |
| <b>MINIMUM LOT AREA</b>         | 20,000 sq. ft.   | 20,000 sq. ft.  | 10,000 sq. ft.  | 7,500 sq. ft.   |
| <b>MINIMUM LOT WIDTH</b>        | 100 feet   | 100 feet  | 75 feet   | 60 feet   |
| <b>MINIMUM LOT<br/>FRONTAGE</b> | 60 feet  | 60 feet   | 50 feet   | 40 feet   |
| <b>MINIMUM FRONT YARD</b>       | 30 feet  | 30 feet   | 30 feet   | 30 feet   |
| <b>MINIMUM SIDE YARD</b>        | 15 feet  | 15 feet   | 15 feet   | 10 feet   |
| <b>MINIMUM REAR YARD</b>        | 40 feet  | 40 feet   | 40 feet   | 40 feet   |
| <b>MAXIMUM HEIGHT</b>           | 35 feet  | 35 feet   | 35 feet   | 35 feet   |

**TABLE 201 B:  
PERMITTED USES, CONDITIONAL USES, YARD AND AREA REQUIREMENTS**

| <b>DISTRICT</b>             | <b>R-2T,<br/>ONE-FAMILY<br/>RESIDENTIAL</b>  | <b>R-3,<br/>ONE-FAMILY<br/>RESIDENTIAL</b>   | <b>R-4,<br/>MULTI-FAMILY<br/>RESIDENTIAL</b>  | <b>R-5,<br/>MULTI-FAMILY<br/>RESIDENTIAL</b>   |
|-----------------------------|--|--|---|--|
| <b>PERMITTED USES</b>       | Agriculture<br>One-Family<br>Residential<br>Parks &<br>Recreation<br>Townhouses<br>Accessory Uses<br>Forestry Activities<br>and Timber<br>Harvesting                               | Agriculture<br>Garden Apartments<br>One-Family<br>Residential<br>Parks &<br>Recreation<br>Townhouses<br>Two-Family House<br>Accessory Uses<br>Forestry Activities<br>and Timber<br>Harvesting  | Agriculture<br>Garden Apartments<br>One-Family<br>Residential<br>Parks &<br>Recreation<br>Townhouses<br>Two-Family House<br>Accessory Uses<br>Forestry Activities<br>and Timber<br>Harvesting   | Apartments<br>Garden Apartments<br>One-Family Residential<br>Two-Family House<br>Townhouses<br>Parks & Recreation<br>Accessory Uses<br>Forestry Activities<br>and Timber<br>Harvesting   |
| <b>CONDITIONAL USES</b>     | Child Care Center<br>Church & School<br>Dependent<br>Dwelling<br>Group Dwelling A<br>Major Excavation<br>Public Building<br>Public School<br>Recreation Club<br>Utility Substation | Child Care Center<br>Church & School<br>Dependent<br>Dwelling<br>Golf Course<br>Group Dwelling B<br>Group Dwelling C<br>Major Excavation<br>Membership Club<br>Public Building<br>Public School<br>Recreation Club<br>Utility Substation | Apartments<br>Child Care Center<br>Church & School<br>Group Dwelling B<br>Group Dwelling C<br>Major Excavation<br>Membership Club<br>Nursing Home<br>Personal<br>Care Home<br>Public Building<br>Public School<br>Recreation Club<br>Utility Substation | Child Care Center<br>Church & School<br>Group Dwelling C<br>Hospital<br>Major Excavation<br>Membership Club<br>Nursing Home<br>Personal Care Home<br>Public Building<br>Public School<br>Recreation Club<br>Utility Substation |
| <b>SPECIAL EXCEPTION</b>    |  |  | Bed and Breakfast   | Bed and Breakfast  |
| <b>PLANNED DEVELOPMENTS</b> | Planned Residential Development  | Planned Residential Development  | Planned Residential Development   | Planned Residential Development  |
| <b>MINIMUM LOT AREA</b>     | 7,500 sq. ft.  | 7,500 sq. ft.  | 7,500 sq. ft.   | 10,000 sq. ft  |
| <b>MINIMUM LOT WIDTH</b>    | 60 feet  | 60 feet  | 60 feet   | 75 feet  |
| <b>MINIMUM LOT FRONTAGE</b> | 40 feet  | 40 feet  | 40 feet   | 60 feet  |
| <b>MINIMUM FRONT YARD</b>   | 30 feet  | 30 feet  | 30 feet   | 40 feet  |
| <b>MINIMUM SIDE YARD</b>    | 10 feet  | 10 feet  | 10 feet   | 20 feet  |
| <b>MINIMUM REAR YARD</b>    | 40 feet  | 40 feet  | 40 feet   | 40 feet  |
| <b>MAXIMUM HEIGHT</b>       | 35 feet  | 35 feet  | 35 feet   | 100 feet   |

**TABLE 201 C:  
PERMITTED USES, CONDITIONAL USES, YARD AND AREA REQUIREMENTS**

| <b>DISTRICT</b>             | <b>C-1,<br/>SHOPPING<br/>COMMERCIAL</b>  | <b>C-2,<br/>BUSINESS<br/>COMMERCIAL</b>  | <b>C-3,<br/>COMMERCIAL</b>   |
|-----------------------------|--|--|--|
| <b>PERMITTED USES</b>       | Banks<br>Limited Office<br>Local Restaurant<br>Local Retail Shop<br>Personal Services<br>Forestry Activities<br>and Timber<br>Harvesting | Amusement Use<br>Auditorium<br>Banks<br>Business College<br>Business Services<br>Club<br>Convention Center<br>Department Store<br>Food Services<br>Funeral Home<br>Medical Clinic<br>Nurseries<br>Offices<br>Personal Services<br>Restaurant, Bar<br>Retail Stores<br>Shopping Center<br>Studio<br>Theater<br>Vehicle Salesroom<br>Veterinary Clinic<br>Accessory Uses<br>Forestry Activities and<br>Timber Harvesting | Amusement Use<br>Banks<br>Business College<br>Business Services<br>Club<br>Funeral Home<br>Local Retail Shop<br>Medical Clinic<br>Nurseries<br>Offices<br>Personal Services<br>Restaurant, Bar<br>Studio<br>Vehicle Salesroom<br>Veterinary Clinic<br>Accessory Uses<br>Forestry Activities and<br>Timber Harvesting |
| <b>CONDITIONAL USES</b>     | Child Care Center<br>Commercial Commuter Lot<br>Major Excavation<br>Public Use<br>Retail Store<br>Utility Substation                     | Billboards<br>Child Care Center<br>Church<br>Commercial-<br>Communication Tower<br>Commercial-<br>Communication Antenna<br>Commercial Commuter Lot<br>Drive-in Restaurant<br>Drive-in Theater<br>Gas Station<br>Heliport<br>Hotel<br>Major Excavation<br>Public Use<br>Utility Substation<br>Vehicle Sales Area<br>Vehicle Services  | Child Care Center<br>Church<br>Commercial Commuter Lot<br>Drive-in Restaurant<br>Drive-in Theater<br>Gas Station<br>Major Excavation<br>Public Use<br>Retail Store<br>Shopping Center<br>Utility Substation<br>Vehicle Sales Area<br>Vehicle Services  |
| <b>PLANNED DEVELOPMENTS</b> | Planned Group Unit   | Planned Group Unit   | Planned Group Unit   |
| <b>MINIMUM FRONT YARD</b>   | 10 feet  | 10 feet  | 10 feet  |
| <b>MINIMUM SIDE YARD</b>    | 15 feet  | 15 feet  | 15 feet  |
| <b>MINIMUM REAR YARD</b>    | 0 feet   | 0 feet   | 20 feet  |
| <b>MAXIMUM HEIGHT</b>       | 30 feet  | 45 feet  | 30 feet  |
| <b>BUILDING SETBACK</b>     | 40 feet  | 40 feet  | 40 feet  |

**TABLE 201D:  
PERMITTED USES, CONDITIONAL USES, YARD AND AREA REQUIREMENTS**

| <b>DISTRICT</b>             | <b>L,<br/>SPECIAL USE</b>   | <b>M-1,<br/>PLANNED INDUSTRIAL</b>   | <b>M-2,<br/>INDUSTRIAL</b>  |
|-----------------------------|---|--|---|
| <b>PERMITTED USES</b>       | Agriculture<br>Office<br>Research Laboratory<br>Accessory Uses<br>Forestry Activities and<br>Timber Harvesting                                | Agriculture<br>Ancillary Cafeteria<br>Distribution Center<br>Light Manufacturing<br>Offices<br>Research Laboratory<br>Warehousing<br>Accessory Uses<br>Forestry Activities and<br>Timber Harvesting  | Agriculture<br>Ancillary Cafeteria<br>Automobile Salvage<br>Brewery<br>Contractors Yard<br>Distribution Center<br>Grain Elevator<br>Light Manufacturing<br>Nurseries<br>Offices<br>Quarry, Stone Mill<br>Research Laboratory<br>Trade School<br>Utility Substation<br>Vehicle Sales Area<br>Warehousing<br>Accessory Uses<br>Forestry Activities and<br>Timber Harvesting |
| <b>CONDITIONAL USES</b>     | Church<br>Community Use<br>Heliport<br>Hospital<br>Major Excavation<br>Nursing Home<br>Personal Care Home<br>Public Use<br>Utility Substation | Billboards<br>Commercial-<br>Communication Tower<br>Commercial-<br>Communication<br>Antenna<br>Community Use<br>Freight Terminal<br>Gas Station<br>Heliport<br>Hospital<br>Major Excavation<br>Manufacturing<br>Public Use<br>Utility Substation<br>Vehicle Services | Billboards<br>Commercial-<br>Communication Tower<br>Commercial-<br>Communication Antenna<br>Heliport<br>Major Excavation<br>Manufacturing<br>Oil and Gas Wells<br>Public Use<br>Sexually Oriented<br>Business<br>Vehicle Services   |
| <b>PLANNED DEVELOPMENTS</b> | Planned Group Unit  | Planned Group Unit   | Planned Group Unit  |
| <b>MINIMUM FRONT YARD</b>   | 35 feet   | 40 feet  | 30 feet   |
| <b>MINIMUM SIDE YARD</b>    | 15 feet   | 20 feet  | 20 feet   |
| <b>MINIMUM REAR YARD</b>    | 10 feet   | 20 feet  | 10 feet   |
| <b>MAXIMUM HEIGHT</b>       | 45 feet   | 45 feet  | 85 feet   |
| <b>BUILDING SETBACK</b>     | 35 feet   | 40 feet  | 30 feet   |