

SCHEDULE OF REGULATIONS

District	Use	Lot Requirements		Minimum Yard Dimensions (feet)					Maximum Building Height ^(f)			Maximum Lot Coverage	Site Plan Required
		Min. Area (sq. ft.)	Min. Width (Feet)	Principal Buildings			Access. Bldgs. ^(d)		Principal Buildings (Feet)	Access. Bldgs. (Feet)	Other (Feet)		
				Front	Side	Rear	Side	Rear					
A-1	Agricultural ^(a)	35 acres ^(b)	300 ^(c)	100	100	100	100	100	35	30	95	-	No
A-2	Agricultural Transition ^(a)	35 acres ^(b)	300 ^(c)	100	100	100	100	100	35	30	95	-	No
A-3	Agricultural & Low Density Residential	10 acres	330 ^(j)	100	100	100	100	100	35	30	95	-	No
A-4	Agricultural & Medium Density Residential	5 acres ^(g)	250 ^(j)	100	50	100	50	100	35	30	30	5% ^(h)	No
R-1	Single Family Residential	5 acres	235 ^(j)	30 ⁽ⁱ⁾	10	30	10	30	35	30	30	20%	Yes
B-1	Rural Business	⁽ⁿ⁾	⁽ⁿ⁾	50 ^{(k)(q)}	30 ^{(l)(m)}	30	30	30	35	35	35	20%	Yes
I-1	Industrial	5 acres	⁽ⁿ⁾	30 ^(e)	10	30	10	30	45	45	45	-	Yes
PSO-1	Public & Semi-Public	35,000	150	30 ^(e)	10	30	10	30	60	60	60	25%	Yes

- (a) Minimum separation of residences on a farm without creating a separate parcel is 40 feet.
- (b) Minimum lot area to establish separate parcel for an additional residence is 40,000 sq. ft. per dwelling.
Minimum lot area for farm residence or structures remaining after farm consolidation is 5 acres.
- (c) Minimum lot width to establish a separate parcel for an additional residence is 150 feet.
Minimum lot width for farm residence or structures remaining after farm consolidation is 235' or as needed to maintain 4:1 ratio of depth to width.
- (d) Any accessory building or structure which is attached to a principal building or structure shall comply with principal building setbacks
- (e) Front yard abuts a Class A Highway--Minimum setback shall be 110 feet from the centerline of the highway or 50 feet from the right-of-way line, whichever is greater.
Front yard abuts a Class B Highway--Minimum setback shall be 83 feet from the centerline of the highway or 50 feet from the right-of-way line, whichever is greater.
Front yard abuts a Class C Highway--Minimum setback shall be 63 feet from the centerline of the highway or 30 feet from the right-of-way line, whichever is greater.
All other front yards shall be 30 feet minimum setback from the right-of-way line, town road easement line, private drives, or other easements.
- (f) Exceptions to the maximum height detailed in Section 3-5.00
- (g) Maximum lot area is 9.99 acres.
- (h) Maximum total ground area occupied by principal and accessory buildings shall in no case exceed 10,000 sq. ft.
- (i) Same setbacks as (e) except Class B Highway front yards shall also apply on Class C Highways.
- (j) Lot width must maintain 4:1 ratio of depth to width.
- (k) Minimum parking lot setback from streets is 30 feet.
- (l) Minimum parking lot side yard setback is 10 feet.
- (m) Zero setback may be approved for intended common wall building construction or shared parking and cross lot drives.
- (n) No minimum requirement but sufficient area to meet all district requirements.

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