

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-Up 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	1/3 acre average lot size	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											
Condos, 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).
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).
Church or place of worship	—	—	50	50	50	Sec. 8.2.6	48	65	—	—	—

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					
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	—	—	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	—
All other uses	—	—	25 max.	4 min/ 15 total	10	Sec. 8.2.6	36	70	1.75	—	Sec. 4.4

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					

* 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
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	—	—	—

**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 Area (%)*	Max. Floor Area Ratio (FAR)	Max. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Other/ Buffer					
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										
All 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 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 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

^{*} 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	40	.35 ²	6	---
Multi-family / Condominium	60		20 ³	10 ³	15 ³		36	60	---	14	---
Townhouse	---	20	20 ³	0	15 ³	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.

²Interior spaces with a height greater than fifteen (15) feet shall count as two floors. Attic space with an average height of seven (7) feet or greater shall be included. Floor areas where the roof height is less

Sec.5.1 / TABLE OF INTENSITY AND DIMENSIONAL STANDARDS
Sec.5.1.5 / Small Town Character Overlay District

than four (4) feet shall not be included. Accessory buildings including garages are included.

³ These setbacks are for the perimeter of the entire project only, not setbacks between units or buildings.