

Section 3.0 USES

3.1 Table of Uses

Table 1 of this section is part of these regulations. Land and structures shall be used for one or more of the uses specified in Table 1. Any use not specified is prohibited. The symbols in Table 1 mean the following:

- p - use permitted;
- e - use permitted by special exception;
- p/e - use permitted by either special exception and site plan or site plan only depending on conditions specified in Addendum: Wireless Communication Facilities;
- blank - use not permitted.

The uses in Table 1 are classified according to a code in the first column. There are twenty one major use classifications - e.g. 9.0 Parking & Storage. These classifications are also used in Section 5.13 to indicate the number of required parking spaces.

Table 1

| Uses | | RWP | R-60 | R-40 | R-25 | R-15 | R15s | R10 | R10s | R6 | LB | GB | I | IP |
|------------------------------|--|-----|------|------|------|------|------|-----|------|----|----|----|---|----|
| 1.00 Residential Uses | | | | | | | | | | | | | | |
| 1.10 | Single Family, Detached | p | p | p | p | p | p | p | p | p | e | e | | |
| 1.15 | Affordable Housing, Single Family Detached | | e | e | e | e | e | e | e | e | e | e | | |
| 1.20 | Two Family | | | | p | p | | p | | p | e | e | | |
| 1.25 | Primary Residence plus Accessory Apartment | | p | p | p | p | e | p | e | p | e | e | | |
| 1.27 | Three Family Residence | | | | | | | | | e | e | e | | |
| 1.30 | Multi-Family Residence | | | e | e | e | | e | | e | e | e | | |
| 1.31 | Residential Use and Dormitory Use for Educational programs, 2 nd and 3 rd floors | | | | | | | | | | | p | | |
| 1.35 | Active Adult Housing | | | | | e | | | | | | | | |
| 1.39 | Affordable Housing, Multi-Family Residence | | e | e | e | e | | e | | e | e | e | | |
| 1.40 | Nursing Homes | | e | e | e | e | e | e | e | e | e | e | | |
| 1.50 | Congregate Care Facilities | | e | e | e | e | e | e | e | e | e | e | | |
| 1.55 | Elderly Retirement Housing & Assisted Living Facility | | e | e | e | e | | e | | e | e | | | |
| 1.60 Boarding Houses | | | | | | | | | | | | | | |
| 1.65 | with less than 3 boarders | | e | e | e | e | | e | | e | e | e | | |
| 1.66 | with more than 2 and less than 15 boarders | | e | e | e | e | | e | | e | e | e | | |
| 1.67 | with 15 or more boarders | | | | | | | | | | e | e | | |
| 1.80 Care Facilities | | | | | | | | | | | | | | |
| 1.83 | Group Care Facility with 7 to 12 Residents | e | e | e | e | e | e | e | e | e | | | | |
| 1.84 | Group Care Facility with more than 12 residents | | e | e | e | e | | e | | e | e | e | | |
| 1.85 | Family Care Facility | e | e | e | e | e | e | e | e | e | e | e | | |
| 1.90 | Mobile Home Park & Recreational Vehicle Park | | e | e | e | | | e | | e | | | | |

| Uses | | R-WP | R-60 | R-40 | R-25 | R-15 | R15s | R10 | R10s | R6 | LB | GB | I | IP |
|------|---|------|------|------|------|------|------|-----|------|----|----|----|---|----|
| 2.00 | Educational, Cultural, Religious, Child Care, Philanthropic, Social & Fraternal Uses | | e | e | e | e | e | e | e | e | e | e | e | e |
| 2.05 | Elementary & Secondary Schools | | e | e | e | e | e | e | e | e | e | e | e | e |
| 2.08 | Trade & Vocational Schools | | e | e | e | e | e | e | e | e | e | e | e | e |
| 2.09 | Colleges & Universities: Including dormitories, athletics fields & offices | | e | e | e | e | e | e | e | e | e | e | e | e |
| 2.10 | Churches, Synagogues & Other Places of Worship including associated residential units for religious personnel & other associated buildings | | e | e | e | e | e | e | e | e | e | e | e | e |
| 2.15 | Libraries & Museums | | e | e | e | e | e | e | e | e | e | e | | |
| 2.20 | Social & Fraternal Clubs, Union Halls | | e | e | e | e | e | e | e | e | e | e | | |
| 2.30 | Child Day Care Center | | e | e | e | e | e | e | e | e | e | e | e | e |
| 2.40 | Group Day Care Homes | | e | e | e | e | e | e | e | e | e | e | e | e |
| 2.50 | Family Day Care Home | p | p | p | p | p | p | p | p | p | | | | |
| 2.60 | Hospitals | | e | e | e | e | e | e | e | e | e | e | | |
| 2.70 | Adult Day Care | | e | e | e | e | | e | | e | p | p | e | e |
| 3.00 | Sales & Rental of Goods, Merchandise or Equipment - No storage or display of goods outside of fully enclosed building | | | | | | | | | | p | p | | |
| 3.05 | Sales of Building & Earthen Materials including but not limited to the outside storage and/or display of lumber, piping, dimension stone, bricks, masonry, aggregate and other building materials | | | | | | | | | | e | | e | |
| 3.10 | Retail Stores | | | | | | | | | | p | p | | |

| | Uses | R WP | R-60 | R-40 | R-25 | R-15 | R-15s | R10 | R10s | R6 | LB | GB | I | IP |
|------|---|---------|------|------|------|------|-------|-----|------|----|----|----|---|----|
| 3.12 | Retail stores with Drive Through Windows | | | | | | | | | | p | p | | |
| 3.15 | Bakeries - Retail | | | | | | | | | | p | p | | |
| 4.00 | Personal Services | | | | | | | | | | | | | |
| 4.10 | Banks | | | | | | | | | | p | p | | |
| 4.15 | Banks with Drive-In Windows | | | | | | | | | | p | p | | |
| 4.20 | Funeral Home | | | | | | | | | | p | p | | |
| 4.30 | Beauty Parlor | | | | | | | | | | p | p | | |
| 4.40 | Dry Cleaners | | | | | | | | | | p | p | | |
| 4.50 | Barber Shops | | | | | | | | | | p | p | | |
| 4.60 | Gymnasiums & Physical Fitness Centers | | | | | | | | | | p | p | | |
| 4.70 | Tailor Shops | | | | | | | | | | p | p | | |
| 4.75 | Pawnbroker | | | | | | | | | | e | | | |
| 4.80 | Shoe Repair Shops | | | | | | | | | | p | p | | |
| 4.90 | Hotels and Motels | | | | | | | | | | p | p | | |
| 4.95 | Bed and Breakfast | | e | e | e | | e | | | e | p | p | | |
| 4.99 | Other Personal Services | | | | | | | | | | p | p | | |
| 5.00 | Professional Offices - Operations Designed to Attract and Serve Customers and Clients on the Premises | | | | | | | | | | | | | |
| 5.10 | Attorneys | | | | | | | | | e | p | p | p | p |
| 5.20 | Physicians | | | | | | | | | e | p | p | p | p |
| 5.30 | Nurse Practitioners | | | | | | | | | e | p | p | p | p |
| 5.40 | Insurance Agents | | | | | | | | | e | p | p | p | p |
| 5.50 | Stock Brokers | | | | | | | | | e | p | p | p | p |
| 5.60 | Real Estate Agents | | | | | | | | | e | p | p | p | p |
| 5.70 | Accountants | | | | | | | | | e | p | p | p | p |
| 5.80 | Other Offices | | | | | | | | | e | p | p | p | p |

| Uses | | R-WP | R-60 | R-40 | R-25 | R-15 | R-15s | R10 | R10s | R6 | LB | GB | I | IP |
|--|---|------|------|------|------|------|-------|-----|------|----|----|----|---|----|
| 5.90 | Radio & TV Stations | | | | | | | | | | p | p | | |
| 6.00 Recreation, Amusement & Entertainment | | | | | | | | | | | | | | |
| 6.10 | Activity Conducted entirely within a Building | | | | | | | | | | p | p | | |
| 6.15 | Bowling Alleys, Skating Rinks, Indoor Tennis, Squash & Raquetball Courts, Billiard and Pool Halls | | | | | | | | | | p | p | | |
| 6.18 | Theaters for Movies & Plays | | | | | | | | | | p | p | | |
| 6.20 | Activity Conducted Primarily Outside Enclosed Building | | | | | | | | | | p | | | |
| 6.22 | Golf and Country Clubs | | e | e | e | e | | e | | | p | | | |
| 6.24 | Tennis and Swim Clubs | | e | e | e | e | | e | | | p | | | |
| 6.26 | Golf Driving Ranges, Miniature Golf Courses, Skateboard Parks, Water Slides & Similar Uses | | | | | | | | | | p | | | |
| 6.27 | Golf Courses | | e | e | e | e | | e | | | p | | | |
| 6.28 | Automobile & Motorcycle Racing Tracks | | e | | | | | | | | | | | |
| 6.29 | Drive-in Movie Theaters | | | | | | | | | | | e | | |
| 6.99 | Other Outdoor Activities | e | e | e | e | e | e | e | e | e | e | e | e | |
| 7.00 Restaurants, Bars & Night Clubs | | | | | | | | | | | | | | |
| 7.10 | No substantial carry-out or delivery service; no drive-in service; no service or consumption outside fully enclosed structure | | | | | | | | | | p | p | | |
| 7.20 | No substantial carry-out or delivery service; no drive-in service; service & consumption allowed outside fully enclosed structure | | | | | | | | | | p | p | | |
| 7.30 | Carry-out & delivery service allowed, consumption outside fully enclosed structure allowed | | | | | | | | | | p | p | | |

| Uses | | R-WP | R-60 | R-40 | R-25 | R-15 | R-15s | R10 | R10s | R6 | LB | GB | I | IP |
|--------------------------------|---|------|------|------|------|------|-------|-----|------|----|----|----|---|----|
| 7.40 | Carry out & delivery service, drive-in service, service or consumption outside fully enclosed structure | | | | | | | | | | p | e | | |
| 7.50 | Restaurants, including taverns & other places licensed to sell alcoholic beverages | | | | | | | | | | p | p | | |
| 8.00 Automobile Establishments | | | | | | | | | | | | | | |
| 8.10 | Motor Vehicle Sales or Rental; Mobile Home Sales or Rental | | | | | | | | | | p | | p | |
| 8.20 | Service & Sales with Installation of Motor Vehicle Parts or Accessories (eg tires, mufflers, etc.) | | | | | | | | | | p | p | p | |
| 8.30 | Motor Vehicle Repair or Service | | | | | | | | | | p | p | p | |
| 8.40 | Sales of Gasoline | | | | | | | | | | e | e | | |
| 8.50 | Car Wash | | | | | | | | | | p | e | | |
| 8.60 | Motor Vehicle Painting & Body Work | | | | | | | | | | e | | e | |
| 9.00 Parking & Storage | | | | | | | | | | | | | | |
| 9.10 | Automobile Garages or Parking Lot which is the Principle use on the Lot | | | | | | | | | e | p | p | | |
| 9.20 | Warehouses Where All Storage is within a Completely Enclosed Structure; excluding self storage units | | | | | | | | | | e | | p | p |
| 9.30 | Warehouse Where Storage is Inside or Outside a Completely Enclosed Structure, excluding self storage units | | | | | | | | | | | | p | p |
| 9.31 | Warehouse providing Interior Access to Self-Storage Units which are completely enclosed in a building existing on or before 8/2/99 and which has been converted to such use | | | | | | | | | | | e | | |

| Uses | | R-WP | R-60 | R-40 | R-25 | R-15 | R-15s | R10 | R10s | R6 | LB | GB | I | IP |
|-------------|--|-------------|-------------|-------------|-------------|-------------|--------------|------------|-------------|-----------|-----------|-----------|----------|-----------|
| 19.05 | Print Shops, Sign Painters, Photocopying Centers, Newspaper Production | | | | | | | | | | p | p | p | p |
| 20.00 | Utility Companies & Energy Production | e | e | e | e | e | e | e | e | e | e | e | e | e |
| 21.00 | Temporary Outdoor Uses - Carnivals, Fairs, Auctions | | e | e | e | e | e | e | e | e | p | p | | |

END OF SECTION 3

Section 4.0 AREA AND SETBACK REQUIREMENTS

4.1 General Area and Setback Requirements

- 4.1.1 All measurements are minimums unless otherwise noted.
- 4.1.2 Area and setback regulations for multi-family developments are in Section 6.8.
- 4.1.3 Regulations governing distances from electric transmission lines are in Section 7.1.
- 4.1.4 Yards are to be unoccupied by structures except as follows: **(Rev. 12/19/98)**
 - A. Flag poles, fences, mail boxes, newspaper tubes, basketball poles, children's playsets, and other minor structures which are of a strictly ornamental or recreational nature;
 - B. Septic systems and wells; and
 - C. as provided for elsewhere in these regulation
- 4.1.5 All buildings containing one or more dwelling units shall be on a lot abutting a street.
- 4.1.6 A corner lot shall comply with the setback requirements for two front yards and two side yards.
- 4.1.7 For residential buildings, decks, porches, steps, ramps and similar structures may extend to within 5 feet of any property line provided:
 - A. The deck, porch, step, ramp, or similar structure is not covered by a roof; and
 - B. The deck, porch, step, ramp, or similar structure is at least 5 feet from an accessory structure.
- 4.1.8 For one, two and three family residences, the total area in the required front yard setback used for either parking or covered by impervious surface shall not exceed 50% of the required front yard setback area.
- 4.1.9 Where an existing building is in violation of front, side, or rear yard setbacks or buffer and the applicant has requested an expansion of the building, the Commission may, by special exception, allow a reduction of the setback and/or buffer for such building expansion to the lesser of:
 - A. twenty percent of the required setback or buffer; or
 - B. the setback of the existing building.
- 4.1.10 Where an existing use exceeds the maximum impervious surface ratio and a property owner purchases additional contiguous property to expand the use, the maximum impervious surface area on the expanded parcel shall be the sum of:
 - A. the impervious surface area of the original parcel; and
 - B. the maximum impervious surface area allowed on the additional parcel.

4.1.11 Legally Non-Conforming Lots

- A. In the R-WP, R-60, R-40, and R-25 zoning districts, a single family dwelling may be constructed or expanded on a lot that is legally non-conforming in terms of area or lot width provided:
- the lot is less than 25,000 square feet in area; and
 - the building conforms to the height, setback and building coverage requirements of an R-15 zoning district.
- B. In the R-15, R-15s, R-10 and R-10s zoning districts, a single family dwelling may be constructed or expanded on a lot that is legally non-conforming in terms of area or lot width provided:
- the lot is less than 10,000 square feet in area; and
 - the building conforms to the height, setback and building coverage requirements of an R-6 zoning district.

4.2 R-WP Zone

For one dwelling unit on a lot:

Lot size: 87,000 sq. ft. excluding inland wetlands if lot is unsewered
65,000 sq. ft. excluding inland wetlands if lot is sewer

Lot Width: 200 ft.
Front Yard Setback: 50 ft.
Side Yard Setback: 25 ft. on each side
Rear Yard Setback: 100 ft.
Maximum Height: 35 ft.
Maximum Impervious Surface Ratio: .3 for any use
Maximum Building Coverage Ratio: .1 for any use

Each lot shall contain a minimum "net buildable" area that has within it a 30,000 square foot rectangle or square area of contiguous land, the shortest being 150 feet and containing

- . No ledge rock within 4 feet of the natural ground surface encountered during septic testing in conformance with the Connecticut Public Health Code.
- . No inland wetland soils or watercourses
- . No land within the areas of special flood hazard as identified by the Federal Emergency Management Agency.
- . No naturally occurring slopes exceeding 25% in grade.
- . No utility or access easements and rights of way, no conservation easements, and other easements for public or private facilities. (Rev. 2/1/06)

4.3 R-60 Zone

For all uses:

Lot Size: 60,000 sq. ft.
Lot Width: 200 ft.
Front Yard Setback: 50 ft.
Side Yard Setback: 25 ft. on each side
Rear Yard Setback: 100 ft.
Maximum Height: 35 ft.
Maximum Impervious Surface Ratio: .3 for non-residential uses only
Maximum Building Coverage Ratio: .1

Each lot shall contain a minimum “net buildable area” that has within it a 30,000 square foot rectangle or square area of contiguous land, the shortest being 150 feet and containing:

- . No ledge rock within 4 feet of the natural ground surface encountered during septic testing in conformance with the Connecticut Public Health Code.
- . No inland wetlands soils or watercourses.
- . No land within the areas of special flood hazard as identified by the Federal Emergency Management Agency.
- . No naturally occurring slopes exceeding 25% in grade.
- . No utility or access easements and rights of way, no conservation easements, and other easements for public or private facilities. (Rev. 2/1/06)

4.4 R-40 Zone

For all uses:

Lot Size: 40,000 sq. ft.

Lot width: 150 ft.

Front Yard Setback: 50 ft.

Side Yard Setback: 25 ft. on each side

Rear Yard Setback: 75 ft.

Maximum Height: 35 ft.

Maximum Impervious Surface Ratio: .3 for non-residential uses only

Maximum Building Coverage Ratio: .1

Each lot shall contain a minimum “net buildable area” that has within it a 30,000 square foot rectangle or square area of contiguous land, the shortest being 150 feet and containing:

- . No ledge rock within 4 feet of the natural ground surface encountered during septic testing in conformance with the Connecticut Public Health Code.
- . No inland Wetlands soils or watercourses.
- . No land within the areas of special flood hazard as identified by the Federal Emergency Management Agency.
- . No naturally occurring slopes exceeding 25% in grade.
- . No utility or access easements and rights of way, no conservation easements, and other easements for public or private facilities. (Rev. 2/1/06)

4.5 R-25 Zone

4.5.1 For one dwelling unit on a lot:

Lot Size: 25,000 sq. ft.

Lot Width: 125 ft.

Front Yard Setback: 30 ft.

Side Yard Setback: 25 ft. on each side

Rear Yard Setback: 50 ft.

Maximum Height: 35 ft.

Maximum Building Coverage Ratio: .20

4.5.2 For two dwelling units on a lot:
Lot Size: 37,500 sq. ft.
Lot Width: 175 ft.
Front Yard Setback: 30 ft.
Side Yard Setback: 25 ft. on each side
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Building Coverage Ratio: .20

4.5.3 For all other uses:
Lot Size: 25,000 sq. ft.
Lot Width: 125 ft.
Front Yard Setback: 30 ft.
Side Yard Setback: 25 ft. on each side
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Impervious Surface Ratio: .3

4.6 R-15 Zone

4.6.1 For one dwelling unit on a lot:
Lot Size: 15,000 sq. ft.
Lot Width: 100 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: 15 ft. on each side
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Building Coverage Ratio: .25

4.6.2 For two dwelling units on a lot:
Lot Size: 22,500 sq. ft.
Lot Width: 150 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: 15 ft. on each side
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Building Coverage Ratio: .25

4.6.3 For all other uses:
Lot Size: 22,500 sq. ft.
Lot Width: 150 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: 15 ft. on each side
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Impervious Surface Ratio: .3

4.7 R-15s Zone

- 4.7.1 For one dwelling unit on a lot:
Lot Size: 15,000 sq. ft.
Lot Width: 100 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: 15 ft. on each side
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Building Coverage Ratio: .25
- 4.7.2 For all other uses except Bed and Breakfast facilities:
Lot Size: 30,000 sq. ft.
Lot Width: 150 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: 15 ft. on each side
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Impervious Surface Ratio: .3
- 4.7.3 For Bed and Breakfast facilities per Section 6.10.15::
Lot Size: 22,500 sq. ft.
Lot Width: 145 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: 15 ft. on each side
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Impervious Surface Ratio: .3

4.8 R-10

- 4.8.1 For one dwelling unit on a lot:
Lot Size: 10,000 sq. ft.
Lot Width: 80 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: minimum 8 ft. one side; total of both sides - 20 ft.
Rear Yard Setback: 40 ft.
Maximum Height: 35 ft.
Maximum Building Coverage Ratio: .3
- 4.8.2 For two dwelling units on a lot:
Lot Size: 15,000 sq. ft.
Lot Width: 120 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: minimum 8 ft. one side; total of both sides - 20 ft.
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Building Coverage Ratio: .3

4.8.3 For all other uses:
Lot Size: 15,000 sq. ft.
Lot Width: 120 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: minimum 8 ft. one side; total for both sides - 20 ft.
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Impervious Surface Ratio: .3

4.9 R-10s

4.9.1 For one dwelling unit on a lot:
Lot Size: 10,000 sq. ft.
Lot Width: 80 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: minimum of 8 ft. on one side; total of both sides - 20 ft.
Rear Yard Setback: 40 ft.
Maximum Height: 35 ft.
Maximum Building Coverage Ratio: .3

4.9.2 For all other uses:
Lot Size: 15,000 sq. ft.
Lot Width: 120 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: 15 ft.
Rear Yard Setback: 50 ft.
Maximum Height: 35 ft.
Maximum Impervious Surface Ratio: .3

4.10 R-6

4.10.1 For one dwelling unit on a lot and for one principal dwelling unit and one accessory apartment on a lot:
Lot Size: 6,000 sq. ft.
Lot Width: 60 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: minimum of 8 ft. on one side; total of both sides - 20 ft.
Rear Yard Setback: 30 ft.
Maximum Height: 60 ft.
Maximum Building Coverage Ratio: .4

4.10.2 For all other uses:
Lot Size: 7,500 sq. ft.
Lot width: 75 ft.
Front Yard Setback: 25 ft.
Side Yard Setback: minimum of 8 ft. on one side; total of both sides - 20 ft.
Rear Yard Setback: 30 ft.
Maximum Height: 60 ft.
Maximum Impervious Surface Ratio: .5

4.11 General Business

4.11.1 For non-residential buildings and uses:

Lot Size: no minimum area

Lot Width: no minimum

Front Yard Setback: none

Side yard Setback: 20 ft. only if adjacent to a residential zone

Rear Yard Setback: 20 ft. only if adjacent to a residential zone

Maximum Height: 60 ft.

4.11.2.1 For building with one or more dwelling units:

Requirements are the same as for residential buildings in the R-6 zone

4.12 Local Business

4.12.1 For non-residential buildings and uses:

Lot Size: 10,000 sq. ft.

Lot Width: 80 ft.

Front Yard Setback: 10 ft.

Side yard Setback: 25 ft. only if adjacent to a residential zone

Rear Yard Setback: 25 ft. only if adjacent to a residential zone

Maximum Height: 50 ft.

Maximum Impervious Surface Ratio: .75

4.12.2 For building with one or more dwelling units:

Requirements are the same as for residential buildings in the R-6 zone

4.13 Industrial

Lot Size: 10,000 sq. ft.

Lot Width: 80 ft.

Front Yard Setback: 10 ft.

Side Yard Setback: 25 ft. only if adjacent to a residential zone

Rear Yard Setback: 25 ft. only if adjacent to a residential zone

Maximum Height: 60 ft.

Maximum Impervious Surface Ratio: .75

4.14 Industrial Park

Lot Size: 40,000 sq. ft.

Lot Width: 150 ft.

Front Yard Setback: 25 ft. or 75 ft. if adjacent to or across the street from a residential zone *Note the Commission may reduce this setback by Special Exception to not less than 50 feet. (Effective 8-22-02)

Side Yard Setback: 25 ft. or 75 ft. if adjacent to or across the street from a residential zone *Note the Commission may reduce this setback by Special Exception to not less than 50 feet. (Effective 8-22-02)

Rear Yard Setback: 50 ft. or 75 ft. if adjacent to or across the street from a residential zone *Note the Commission may reduce this setback by Special Exception to not less than 50 feet. (Effective 8-22-02)

Maximum Height: 60 ft.

Maximum Impervious Surface Ratio: .65