

| Berkshire | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|---|---|---|----------------------------|---|----------------------------|---|----------------------------|------------------------------------|---|----------------------|------------|
| Driveway permits: Engineer Single-story: 1,000 s.f. | A-1, Agricultural Res.* 5 acres <i>No back to back flags except on CAD or with SAP</i> Frontage: 300 feet Front Setback: A – 150, B – 130, C/D – 120 Side: 25, Rear: 40/acc 15 | <i>PRD, Planned Residence (2-step)</i> 1.25 DU/NDA OS P 25% of gross acreage Min lot: 10,000 s.f. Min width at build line: 80 | <i>PRCD, Recreational</i> OS – 50% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD Perimeter: 100 feet | | <i>PCD, Commercial and Office</i> 4.0 DU/NDA OS – 50% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD Perimeter: 100 feet | | <i>PID, Industrial</i> OS – 50% Min tract: 10 acres Min lot width: none, per plan Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD Perimeter: 100 feet | | FPRD, Floodplain Regulatory | No specific language for small wind farms or larger projects. | Model | BEK |
| | FR-1, Farm Residential 1.95 acres <i>Flag lots okay</i> Frontage: <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 Front Setback: A – 130; B – 100; C – 90; D – 120 Side: 20, Rear: 40/acc 15 | <i>PERRC, Elderly</i> 5.0 DU/NDA OS – 50% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD Perimeter: 100 feet | <i>PIND, Institutional</i> OS – 50% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD Perimeter: 100 feet | | | | | | | | | |
| | | | <i>PMUD, Mixed-use 36/37/71</i> See article | | | | | | | | | |
| | | | <i>PMUD Northstar</i> See article | | | | | | | | | |

*Planned Districts are in Italics – for simplicity, the word “Planned” is assumed in all cases. **“Base” zoning.

| Berlin | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|---|---|---|---|--|--|---|---------------------|------------------------------------|---|---------------|-----|
| Driveway permits: Township Single-story: 1,000 s.f. | FR-1, Farm Residential* 1 acre Frontage: <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 Front Setback: A – 130; B – 100; C – 90 Side: 25, Rear: 80/acc 15 | PRD, Planned Residence Based on underlying zoning OS – FR-1=40%; R-2, R-3, R-4=20% Lot width: see underlying dist. Front setback: “Dev Plan” | OCPUD, Old Cheshire OS – Per plan Min tract: Per plan Min lot: Per plan Min lot width: Per plan Min side: Per plan | NCD, Neighborhood Comm Min lot: 1 acre Min lot width: 150 feet Min side: No less than 25 feet from lot line Min rear: No less than 30 feet from lot line | POD, Office OS –50% Setbacks: Per plan or Article 24 | I, Industrial OS –50% Min lot: 1 acre Min lot width: 200 feet Min side: No less than 50 feet Min rear: No less than 50 feet | PID, Industrial OS –25% Setbacks: Per plan or Article 24 | | FPRD, Floodplain Regulatory | No specific language for small wind farms or larger projects. | Model | BER |
| | R-2, Low Density Residential*** 29,600 s.f. (0.5 acre) Frontage: 100 Front Setback: A – 130; B – 80; C – 70 Side: 20, Rear: 50/acc 15 | TPUD, Transitional Planned Unit (multi-family) (2-step) 4.0 DU/NDA OS – Min. 10% Min tract: 10 acres Setbacks: Per plan or Article 24 | BCO, BIO, Berlin Business Park Min tract: 5 acres Min lot width: At least one-half the lot depth Min side: See calculation, but no less than 250 feet from Residential Min rear: See calculation, but no less than 250 feet from Residential | | PCD, Comm and Office OS – Min. 20% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD Perimeter: 25 feet | | | | | | | |
| | R-3, Multi-Type Residential*** 20,000 s.f. (0.25 acre) Frontage: 80 Front Setback: A – 130; B – 80; C – 70 Side: 12.5, Rear: 25, acc 10 | | | | | | | | | | | |
| | R-4, Multi-Type Residential*** 25,000 s.f. (0.33 acre) Frontage: 90 Front Setback: A – 130; B – 80; C – 70 Side: 15, Rear: 40, acc 15 | | | | | | | | | | | |
| | A-1, Agricultural Conservation 5 acres Frontage: 300 feet | | | | | | | | | | | |

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| | Front Setback: A – 130; B – 100; C – 90 | | | | | | | | | | | |
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*Planned Districts are in Italics – for simplicity, the word “Planned” is assumed in all cases. **Base” zoning. ***Intended to be used with a PRD overlay.*

| Brown | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|--------------------------------------|--|---|------------------------|------------------------------|---|----------------------------|--|--|---------------------|------------------------------|----------------------|------------|
| Driveway permits: Township | A-1, Agricultural Preservation Frontage: <2 – 200, 2-3 – 225, 3-4 – 250, 4-5 – 300, 5+ – 350 Front Setback: A – 130; B, C – 90 75 for irregularly shaped Side: 25, Rear: 80, acc 15 | <i>PRD, Planned Residence (2-step)</i> OS: FR-1=40% R-2=20% Min lot: None, per plan Min tract: 40 acres Min lot width: None, per plan Min side: 8 feet Min rear: 50 feet | | C-2, Neighborhood Comm | <i>PC, Commercial</i> OS – Min. 30% Min lot width: Per plan Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD | | <i>PI, Industrial</i> OS – Min. 25% Setbacks: Per plan or Article 21 | Adult Entertainment (Separate regs, Low in PC and PI, Medium in PI, High prohibited) | No separate section | Small Wind Farms <5 MW model | Model | BRO |
| Single-story: 1,200 s.f | FR-1, Farm Residential* 2 acres 3-lot CAD by right, 4-lot and 5-lot CADs must go to BZA Frontage: same as A-1 Front Setbacks A – 130; B/C – 90 Side: 25, Rear: 80, acc 15 | | | | | | | | | | | |
| | R-2, Low Density Residential 20,000 sf. Frontage: <1 ac: 100, 75 all others Front Setback: A – 130; B – 75; C – 60 Side: 20, Rear: 65, acc 15 | | | | | | | | | | | |
| | R-3, Medium Density Res. SF 10,000 sf MF 6,000 sf Frontage: <1 ac: 75, all others FR-1 Front Setback: A – 130; B – 60; C – 60 Side: 12, Rear: 35, acc 5 | | | | | | | | | | | |

*Planned Districts are in Italics – for simplicity, the word “Planned” is assumed in all cases. **Base” zoning.*

| Concord | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|--|--|-----------------|--|---|---|-------------------------------|---------------------|-------------|---|---------------|-----|
| Driveway permits: Engineer Single-story: 1,000 s.f. | FR-1, Farm Residential* 1.5 acres <i>Flag by CAD, no second tier</i> Frontage: <5 – 200, 5+ – 200 Front Setback: A – 130; B/C – 90 Side: 25, Rear: 50, acc 15 | <i>PRD, Planned Residence (1-step)</i> <i>SF=1.5 DU/GA</i> <i>MF=6 DU/GA</i> <i>OS – NONE; bonus may be granted if open space is proposed.</i> | | B-1, Neighborhood Comm Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet from Residential Min rear: See calculation, but no less than 50 feet from Residential B-2, Community Business Same as above | <i>PCD, Commercial and Office</i> Setbacks: Per plan or Article 21 | M-1, Industrial OS – 50% Min lot: One acre Min side: See calculation, but no less than 25 feet Min rear: 50 feet | <i>PID, Industrial</i> | | ** | No specific language for small wind farms or larger projects. | Model | CON |
| | R-2, Residential 29,000 s.f. Frontage: 75, also check 8.06 Front Setback: A – 130; B/C – 90 Side: 10, acc 5, Rear: 25, acc 10 | <i>PRCD, Residential Conservation</i> <i>Min lot size and width: none</i> | | B-3, General Business Same as above B-4, Outside Storage and Warehouse District Same as above | | M-2, General Industrial Min lot: None Min side: See calculation, but no less than 25 feet Min rear: 50 feet | | | | | | |
| | R-6, Multi-Family 4 du/ac Frontage: <2 – 200, 2-5 – 250, 5+ - 300 Front Setback: A – 130; B/C – 90 Side: 25, Rear: 50, acc 15 | | | | | | | | | | | |

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| Delaware | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|---|--|------------------------|--|--|--|-------------------------------|----------------------------|-------------------------------|---|----------------------|------------|
| Driveway permits: Engineer Single-story: 1,000 s.f. | FR-1, Farm Residential* 1 acre Frontage: <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 AND 150 at the setback line Front Setback: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15 | <i>PRD, Planned Residence (1-step)</i> <i>SF=6 DU/GA, TF/TH=12, TSA=18</i> <i>Density bonus up to 8 DU/GA</i> <i>OS – 15 thousandth (0.015) of an</i> <i>acre per dwelling unit.</i> <i>Min lot size and width: check</i> <i>new language</i> | | C-1, Neighborhood Comm and Off Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet from Residential Min rear: 30 feet | <i>PCD, Commercial and Office</i> | I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet | <i>PID, Industrial</i> | | Flood Plain Regulatory | No specific language for small wind farms or larger projects. | Model | DEL |
| | R-2, Low Density Residential 20,000 s.f. Frontage: 100 Front Setback: A – 130, B – 75, C – 60 Side: 20, Rear: 65, acc 15 | | | | | | | | | | | |

*Planned Districts are in Italics – for simplicity, the word “Planned” is assumed in all cases. *”Base” zoning.*

| Genoa | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|--|---|--|--|---|---|--|----------------------------|--------------------|------------------------------------|----------------------|-----|
| Driveway permits: Engineer Single-story: 1,000 s.f. | RR, Rural Residential* 2 acres No back-to-back flags Frontage: 150 Front Setback: <2000 ADT – 75, >2000 ADT – 50 Side: 25, Rear: 50 | <i>PRD, Planned Residential</i> Without Conservation 1.8 DU/NDA <i>1,100 sf single-story</i> <i>1,400 sf two-story</i> Min Lot: 10,000 sf <i>Condo envelope: 60 x 120</i> SF: 20' separation, 30 feet from ROW. MF: 11' feet separation and 25 feet from ROW OS: 40% of gross, 15% common | <i>PCF, Community Facilities</i> Min lot: 5 acres Min side: 75 feet Min rear: 75 feet Perimeter area: 50 feet | CB, Community Business OS –65% Min lot: 20,000 sf Min side: 20 feet Min rear: 35 feet | <i>PCD, Commercial and Office</i> OS –25% Min lot sie: 5 acres | LI, Light Industrial OS –65% Min lot: 2 acres Min lot width: 85 feet Min side: 25 feet Min rear: 50 feet | <i>PID, Industrial and Warehouse</i> OS –25% Min lot: 10 acres Min side/rear: 50 feet | | ** | Sm Wind Farms less than 5 MW model | Simplified Model | GEN |
| | SR, Suburban Residential 20,000 s.f. reduced to 15,000 s.f. on projects under 25 acres and under certain conditions No back-to-back flags Frontage: 85 Front Setback: 50, may be reduced to 25 under certain conditions Side: 12, Rear: 50 | With Conservation 2.2 DU/NDA <i>1,100 sf single-story</i> <i>1,400 sf two-story</i> Min Lot: per Zoning Commission Envelope: 60 x 120 Setback: none unless MF. If MF, all sides 50 feet. OS – 50% of gross | | | | | | | | | | |

*Planned Districts are in Italics – for simplicity, the word “Planned” is assumed in all cases. *”Base” zoning.*

| Harlem | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|--|--|--|---|--|--|-------------------------------|---|---------------------------|---|---------------|------------|
| Driveway permits: Township Single-story: 1,500 s.f. | AR-1, Ag Residential* 5 acres <i>No back-to-back flags</i> Frontage: 300 Front Setback: A – 130; B, C – 90 Side: 25, acc 15, Rear: 80, acc 15 | <i>PRD, Planned Residence (1-step)</i> 1.5 DU/GA <i>OS – 25%, at least 1/2 must be in natural state, up to 1/3 in the floodplain may be included.</i> <i>Min lot: any size justified by dev plan, but not exceed 2 DU/NDA</i> | <i>PUD, Planned Unit (Mixed Use)</i> OS – 25%, at least ½ must be in natural state, up to 1/3 in the floodplain may be included Min lot: Per plan | C-1, Neighborhood Office Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet Min rear: 30 feet | <i>PCD, Commercial and Office</i> | I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet | <i>PID, Industrial</i> | Listed as a Conditional Use in the Industrial district | ** | No specific language for small wind farms or larger projects. | | HAR |
| | FR-1, Farm Residential 2 acres Frontage: <2 – 200, 2-3 – 225, 3-4 – 250, 4-5 – 300, 5+ – 350 Front Setback: same as above Side: 25, acc 15, Rear: 80, acc 15 | <i>PRCD, Plan. Res. Cons. Dist. (Overlay, 1-step)</i> 0.6 NDA with onsite, .75 NDA with sewer <i>OS – 50% gross tract, 15% active</i> <i>Min lot: 12,000 s.f. or as approved</i> | <i>HCVC, Historic Center Village Commercial District</i> Min lot: Per plan Min lot width: Per plan | C-2, Neighborhood Commercial Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet Min rear: 30 feet | | | | | Marijuana language | | | |
| | R-2, Low Density Residential 1 acre Frontage: 150 Front Setbacks: same as above Side: 15, Rear: 30, acc 15 | | <i>HCVP-1, Harlem Center Village Residential</i> | | | | | | | | | |

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| Kingston | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|---|---|---|--|---|----------------------------|---------------------------|--|--------------------|---|----------------------|------------|
| Driveway permits: Township Single-story: 1,200 s.f. | FR-1, Farm Residential* 1.951 acres Frontage: <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 Front Setback: A – 130; B, C – 90 Side: 25, Rear: 80, acc 15 | <i>PRD, Planned Residence (2-step)</i> 1 DU/1.95 GA <i>OS – 50% of gross area</i> Min width: 100 ft – with extreme curvature: 60 ft | REC, Recreational OS –75% Min lot: 5 acres Min side: 25 feet Min rear: 80 feet | C-1, Neighborhood Office OS –50% Min lot: 3 acres Min side: See calculation, but no less than 25 feet Min rear: 80 feet | PC, Commercial and Office OS –50% Min tract: 20 acres Min lot: 3 acres | | | AE, Adult Entertainment District (separate district) Min lot: 3 acres | ** | Sm Wind Farms less than 5 MW model | Model | KIN |
| | A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Front Setback: same as above Side: 25, Rear: 80, acc 15 | | PINS, Institutional OS –50% Min tract: 20 acres Min lot: 3 acres | C-2, Neighborhood Commercial OS –50% Min lot: 3 acres Min side: See calculation, but no less than 25 feet Min rear: 80 feet | | | | | | | | |
| | | | INS, Institutional (Straight) OS –50% Min lot: 5 acres | | | | | | | | | |

*Planned Districts are in Italics – for simplicity, the word “Planned” is assumed in all cases. **Base” zoning.*

| Liberty | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|---|--|---|---|--|--|--|----------------------------|----------------------------|--|----------------------|-----|
| Driveway permits: Engineer Single-story: 1,000 s.f. | FR-1, Farm Residential* 1 acre Frontage: <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 Front Setbacks: A – 130; B/C – 60 Side: 25, Rear: 60, acc 15 | <i>PR, Planned Residence (2 step)</i> 1.5 DU/NDA OS – 20% of gross area Min size: as specified in the comp plan Min width: none | <i>POD-23, Mixed-use at Greif</i> <i>Perimeter area: 50 feet</i> | C-2, Neighborhood Retail OS –75% Min lot: None Min lot width: None Min side: 25 feet Min rear: 60 feet | <i>PC, Commercial</i> OS –30% Min side: See calculation, but no less than 100 feet from Residential and PRD Min rear: See calculation, but no less than 100 feet from Residential and PRD | I, Industrial OS –10% Min lot: None Min lot width: None Min side: 150 feet Min rear: 150 feet | <i>PI, Industrial</i> OS –30% Min lot: None Min lot width: None Min side: See calculation, but no less than 150 from Residential Min rear: See calculation, but no less than 150 from Residential | | ** | (Draft) Sm Wind Farms less than 5 MW model | Model | LIB |
| | R-3, Neighborhood Apt 21,780 s.f. Frontage: <1 – 100, 1+ see above Front Setbacks: A – 130; B/C – 90 Side: 25, Rear: 65, acc 15 | <i>PERRC, Elderly Retirement (2-step)</i> 5 DU/NDA OS –50% Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD Perimeter area: 100 feet | <i>PODB, PODC, Home to Clark Shaw</i> | | | | | | Marijuana language pending | | | |
| | | <i>PMFR, Multi-Family Residential</i> 6 DU/NDA OS – 20% | | | | | | | | | | |

Planned Districts are in Italics – for simplicity, the word “Planned” is assumed in all cases. **Base” zoning.

| County | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|------------------------------|--|---|--|--|---|--|-------------------------------|---|-------------|------------------------------------|---------------|-----|
| (Marlboro, Radnor, Thompson) | FR-1, Farm Residence* 1.951 acres <i>No back-to-back flags</i> Frontage: <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 Front Setbacks: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15 | <i>PRD, Planned Residence (2-step)</i> 1 DU/1.95 GA Density bonus of 1 DU/GA. OS – 30% of gross area Min lot: 0.25 ac Min width: none | INS, Institutional OS –75% Min lot: 5 acres Min side: 25 feet Min rear: 40 feet | C-1, Neighborhood Office Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet from Residential Min rear: 30 feet | PC, Commercial and Office | I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet | PI, Planned Industrial | AE, Adult Entertainment Regulations And Adult Entertainment District (Low in PC and PI, separate district for Medium) OS –80% Min lot: 5 acres | ** | Sm Wind Farms less than 5 MW model | Model | CTY |
| | R-2, Low Density Residential 20,000 s.f. Frontage: 100 Front Setback: A – 135; B – 75; C – 60 Side: 20, Rear: 65, acc 15 | | PINS, Planned Institutional Setbacks: In compliance with Article 25 | C-2, Neighborhood Commercial Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet from Residential Min rear: 30 feet | | | | | | | | |
| | A-1 Ag Preservation 5 acres Frontage: 300 Front Setback: A – 130; B – 90; C – 90 Side: 25, Rear: 80, acc 15 | | REC, Recreational OS –75% Min lot: 5 acres Min side: 25 feet Min rear: 40 feet | | | | | | | | | |

*Planned Districts are in italics – for simplicity, the word “Planned” is assumed in all cases. **Base” zoning.*

| Orange | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|---|---|---|---|--|--|------------------------------|---|-----------------------------|---|-------------------------|------------|
| Driveway permits: Engineer Single-story: 1,000 s.f. | FR-1, Farm Residential* 1.98 acres Frontage: <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 Front Setbacks: A – 80; B – 70; C/D – 60 Side: 25, Rear: 80, acc 15 | <i>SFPRD, Single-Family PRD (1-step)</i> 2 DU/GA OS – 20% of gross area Min width: 75 at front line 60 abutting street or road Min depth: 135 | <i>RCOD, Route 23 Commercial Overlay</i> | C-1, Neighborhood Office Min lot: None Min width: None Min side: 25 feet Min rear: 30 feet | <i>PC, Commercial and Office</i> | I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet | <i>PI, Industrial</i> | Adult Entertainment (Separate regs, Low and Medium in PI, High prohibited) | ** | No specific language for small wind farms or larger projects. | Simplified model | ORA |
| | R-2, Low Density Residential 20,000 s.f. Frontage: <1 – 100, 1+ see above Front Setbacks: A – 80; B – 70; C – 45; D – 30 Side: 20, Rear: 65, acc 15 | <i>MFPRD, Multi-Family PRD (1-step)</i> Multi-Family - 4 DU/GA (8 DU/AC) on a single acre OS – 20% of gross area Min width and depth: none | | C-2, Neighborhood Commercial Min lot: None Min lot width: None Min side: 25 feet Min rear: 30 feet | | | | | Marijuana Resolution | | | |
| | R-3, Medium Density Residential 15,000 s.f. Frontage: <1 – 75, 1+ see above Front Setbacks: A – 80; B – 70; C/D – 30 Side: 12.5, Rear: 35, acc 5 | | | | | | | | | | | |
| | A-1, Ag Preservation 5 acres Frontage: 300 Front Setbacks: see FR-1 Side: 25, Rear: 80, acc 15 | | | | | | | | | | | |

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| Oxford | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|---|---|---|--|---|--|--------------------|---|-------------|---|----------------------|------------|
| Driveway permits: Township Single-story: 1,200 sf | FR-1, Farm Residential* 2 acres <i>No flags</i> Frontage: 2-3 – 225, 3-4 – 250, 4-5 – 300, 5-6 – 350, 6-7 – 400, 7-8 – 550, 8-9 – 500, 9-10 – 550, 10+ – 600 Front Setback: A – 130; B/C – 90 Side: 25, Rear: 80 acc 15 | <i>PRD, Planned Residence (2-step)</i> <i>0.5 DU/GA</i> <i>OS – 30% of gross area</i> <i>Min size: 1 acre (can be modified for clustering)</i> <i>Min width: none</i> | REC, Recreational <i>OS – 75%</i> <i>Min lot: 5 acres</i> <i>Min side: 20 feet</i> <i>Min rear: 40 feet</i> | C-1, Neighborhood Office Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet from Residential Min rear: 30 feet | <i>PC, Commercial and Office</i> | I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet | | AE, Adult Entertainment District (separate district) <i>OS – 80%</i> <i>Min lot: 5 acres</i> | ** | Sm Wind Farms less than 5 MW model (draft) | Model (draft) | OXF |
| | R-2, Low Density Residential 20,000 s.f. Frontage: <1 – 100, 1+ see above Front Setback: A – 130; B – 75; C – 60 Side: 20, Rear: 65, acc 15 | | <i>PREC, Recreational</i> <i>Min lot: 5 acres</i> | C-2, Neighborhood Commercial Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet from Residential Min rear: 30 feet | | | | | | | | |
| | R-3, Medium Density Residential SF 10,000 MF 6,000 Frontage: <1 – 75 Front Setback: A – 130; B/C – 75 Side: 12, Rear: 35, acc 5 | | INS, Institutional Min lot: 5 acres Min lot frontage: 300 feet Max lot coverage: 25% Min side: 20 feet Min rear: 40 feet | | | | | | | | | |
| | A-1, Ag Preservation 5 acres Frontage: 350 Front Setback: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15 | | <i>PINS, Institutional</i> | | | | | | | | | |

Planned Districts are in Italics – for simplicity, the word "Planned" is assumed in all cases. **"Base" zoning.

| Porter | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|--|--|--|----------------------------|--|----------------------------|---|----------------------------|--------------------|---|---------------------------|------------|
| Driveway permits: Township Single-story: 1,100 sf Two-story: 1,800 | A-1, Farm Residence* 2 acres No back-to-back flags Frontage: 400 Front: 105 (75 for flag) Side: 50 or 25 to CAD, Rear: 40, acc 15 | <i>PRD, Planned Residence</i> <i>"2 acres per residential unit"</i> <i>(0.5 units per acre?)</i> <i>OS – NONE</i> <i>Min lot: 20,000 sf</i> <i>Min width: 100 ft at setback, min 60</i> Front Setback: 105 to centerline, side: 15, rear: 65 | <i>Olive Green-East Liberty Overlay</i> OS –50% Min side: 10 feet Min rear: 10 feet | | <i>PCD, Commercial and Office</i> 4 DU/NDA Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100 feet from Residential Min rear: See calculation, but no less than 100 feet from Residential Perimeter area: 100 feet | | <i>PID, Industrial</i> OS–50 % Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100 feet from Residential Min rear: See calculation, but no less than 100 feet from Residential | | ** | No specific language for small wind farms or larger projects. | Model (quotes ORC) | POR |
| | R-1, Rural Residence 2 acres No back-to-back flags Frontage: 2-3 – 225, 3-4 – 250, 4-5 – 275, 5+ – 300 Front: 105 from CL (75 for flag) Side: 50, Rear: 40, acc 15 | <i>FPD, Farm Village PUD (1-step)</i> OS – 1.75 acres per dwelling unit Min lot: 20,000 sf Min side: 10 feet Min rear: 50 feet | | | | | | | | | | |

*Planned Districts are in Italics – for simplicity, the word "Planned" is assumed in all cases. **"Base" zoning.

| Scioto | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|--|---|--|--|--|---|--|-----------------------|---------------------|--------------------|------------------------------------|---------------|-----|
| Driveway permits: Township Single-story: 800 s.f | FR-1 Farm Residence* 1.95 acres Frontage: <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 Front Setback: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15 | <i>PRD, Planned Residence</i> 1 DU per 2 gross acres (0.5 DU/GA) <i>OS – 1 acre per unit</i> <i>Min width and size: none</i> | QD, Quarry District Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet | C-1, Neighborhood Office Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet from Residential Min rear: 30 feet | PC, Commercial and Office | I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet | PI, Industrial | | ** | Sm Wind Farms less than 5 MW model | | SCI |
| | A-1, Agricultural Preservation 5 acres Frontage: 300 Front Setback: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15 | <i>PRCD, Residential Conservation (1-step)</i> 0.75 per gross <i>OS – 50%, 15% active</i> <i>Min width: 80 and 90 for max 30%, 100 for at least 40%</i> | | C-2, Neighborhood Commercial Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet from Residential Min rear: 30 feet | | | | | Marijuana language | | | |

Planned Districts are in italics – for simplicity, the word “Planned” is assumed in all cases. **Base” zoning.

| Trenton | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|--|--|---|---------------------------------|---|---|--|--------------------|---------------------|-------------|---|---------------------------|-----|
| Driveway permits: Township Single-story: 1,400 s.f | FR, Farm Residential* 5 acres <i>No flags</i> Frontage: 300 Front Setback: 75 Side: 25, Rear: 50 | <i>PRCD, Residential Conservation (no PRD, PRCD is “cloud”)</i> <i>OS - 50%</i> Min lot: 15,000 sf Min width: 100 | CF, Community Facilities | CB, Community Business Max lot coverage: 35% Min lot area: 20,000 sf Min side: 20 feet Min rear: 35 feet | | RI, Restricted Industrial Min lot: None with public utilities, 40,000 sq. ft. with on-site wastewater Min lot width: 100 feet | | | ** | No specific language for small wind farms or larger projects. | “Cellular Tower” language | TRE |
| | RR, Rural Residential 3 acres <i>No flags</i> Frontage: 250 Front Setback: 75 Side: 25, Rear: 50 | | | | | | | | | | | |

Planned Districts are in Italics – for simplicity, the word “Planned” is assumed in all cases. **Base” zoning.

| Troy | Straight Residential | Planned Residential Districts | Other districts | Straight Commercial | Planned Commercial and Office Districts | Straight Industrial | Planned Industrial | Adult Entertainment | Floodplains | Wind Turbines | Telecom Model | |
|---|--|--|--|---------------------|--|---------------------|--|--|-------------|---|---------------|-----|
| Driveway permits: Engineer Single-story: 950 s.f. | FR-1, Farm Residential 2 acres <i>No back-to-back flags</i> Frontage: 2-3 – 150, 3-4 – 175, 4-5 – 225, 5+ – 300 Front Setback: A – 150; B – 130; C – 100; D – 90 Side: 25, Rear: 50, acc 25 | <i>PRD, Residential District (2-step)</i> 2 DU/GA Density bonus for service shortage mitigation OS – 20% of gross area Min width: 100 at the build line | <i>HSD, Highway Service</i> OS –20% Min lot: None Min lot width: None Min side: See calculation, but no less than 15 feet from Residential Min rear: See calculation, but no less than 15 feet | | PCD, Commercial and Office 5 DU/NDA OS –20% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD | | PID, Industrial OS –50% Min tract: 10 acres Min lot width: None Min side: See calculation, but no less than 100 feet from Residential or PRD Min rear: See calculation, but no less than 100 feet from Residential or PRD | AE, Adult Entertainment (Separate regs, Low in PC and PI, Medium in PI, High prohibited) | ** | No specific language for small wind farms or larger projects. | Model | TRO |

Legend: SF: Single-Family MF: Multi-Family TF: Two-Family TH: Townhouse TSA: Two-Story Apartment DU/GA: Dwelling units per gross acre DU/NDA: Dwelling units per net developable acre OS: Open space