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 No back to back flags except on CAD or with SAP Frontage: 300 feet Front Setback: A – 150, B – 130, C/D – 120 Side: 25, Rear: 40/acc 15	PRD, Planned Residence (2-step) 1.25 DU/NDA OS P 25% of gross acreage Min lot: 10,000 s.f. Min width at build line: 80	PRCD, Recreational 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	Commercial	and Office Districts PCD, Commercial and Office 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		PID, Industrial 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	Entertainment	FPRD, Floodplain Regulatory	No specific language for small wind farms or larger projects.	Model	ВЕК
	FR-1, Farm Residential 1.95 acres Flag lots okay 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	PERRC, Elderly 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	PIND, Institutional 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		Perimeter: 100 feet							
			PMUD, Mixed-use 36/37/71 See article PMUD Northstar See article									

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											

Front Setback: A – 130; B – 100; C – 90

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:	A-1, Agricultural Preservation	PRD, Planned Residence		C-2,	PC, Commercial		PI,	Adult	No	Small	Model	BRO
Township		(2-step)		Neighborhood			Industrial	Entertainment	separate	Wind		
	Frontage:			Comm	OS – Min. 30%			(Separate regs,	section	Farms <5		
	<2 – 200, 2-3 – 225, 3-4 – 250,	OS : FR-1=40%					OS – Min.	Low in PC and PI,		MW		
	4-5 – 300, 5+ – 350	R-2=20%			Min lot width: Per plan		25%	Medium in PI,		model		
								High prohibited)				
	Front Setback: A – 130; B, C – 90	Min lot: None, per plan			Min side: See		Setbacks:					
	75 for irregularly shaped				calculation, but no less		Per plan or					
	61 25 B 00 45	Min tract: 40 acres			than 100 feet from		Article 21					
	Side : 25, Rear : 80, acc 15	Adia lataridah Nana manalan			Residential or PRD							
		Min lot width: None, per plan			84' C							
		Min side. O feet			Min rear: See							
		Min side: 8 feet			calculation, but no less than 100 feet from							
		Min rear: 50 feet			Residential or PRD							
Single story	FR-1, Farm Residential* 2 acres	will rear. 30 Jeet			Residential of PRD							
Single-story:	FR-1, Farm Residential* 2 acres											
1,200 s.f	3-lot CAD by right, 4-lot and 5-lot CADs											
	must go to BZA											
	must go to bea											
	Frontage: same as A-1											
	Tromage: same as 71 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 talics – for simplicity, the word "Planned" is assumed in											<u></u>

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 Flag by CAD, no second tier Frontage: <5 - 200, 5+ - 200 Front Setback: A - 130; B/C - 90 Side: 25, Rear: 50, acc 15	PRD, Planned Residence (1-step) SF=1.5 DU/GA MF=6 DU/GA OS – NONE; bonus may be granted if open space is proposed.		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	PCD, Commercial and Office 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	PID, Industrial		**	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	PRCD, Residential Conservation Min lot size and width: none		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											

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:	FR-1, Farm Residential* 1 acre	PRD, Planned Residence (1-step)		C-1,	PCD, Commercial and	I, Industrial	PID,		Flood	No	Model	DEL
Engineer				Neighborhood	Office		Industrial		Plain	specific		
	Frontage: <2 – 150, 2-3 – 175,	SF= 6 DU/GA , TF/TH=12, TSA= 18		Comm and Off		Min lot: None			Regulatory	language		
Single-story:	3-4 – 200, 4-5 – 250, 5+ – 300	Density bonus up to 8 DU/GA								for small		
1,000 s.f	AND 150 at the setback line			Min lot: None		Min lot width:				wind		
		OS – 15 thousandth (0.015) of an				None				farms or		
	Front Setback: A – 130; B/C – 90	acre per dwelling unit.		Min lot width:						larger		
				None		Min side: 50 feet				projects.		
	Side : 25, Rear : 80, acc 15	Min lot size and width: check										
		new language		Min side: See		Min rear: 30 feet						
				calculation, but no								
				less than 25 feet								
				from Residential								
				Min rear: 30 feet								
	R-2, Low Density Residential 20,000 s.f.											
	F											
	Frontage: 100											
	Front Setback: A – 130, B – 75, C – 60											
	FIUIL SELBACK. A = 150, B = 75, C = 60											
	Side: 20, Rear: 65, acc 15											
	51dc. 20, 11cd1. 05, dcc 15											

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

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:	AR-1, Ag Residential* 5 acres	PRD, Planned Residence	PUD, Planned Unit	C-1,	PCD, Commercial and	I, Industrial	PID,	Listed as a	**	No		HAR
Township		(1-step)	(Mixed Use)	Neighborhood	Office		Industrial	Conditional Use		specific		
	No back-to-back flags			Office		Min lot: None		in the Industrial		language		
Single-story:		1.5 DU/GA	OS – 25%, at least ½					district		for small		
1,500 s.f	Frontage: 300		must be in natural	Min lot: None		Min lot width:				wind		
	5 15 H 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	OS – 25%, at least 1/2 must be in	state, up to 1/3 in the			None				farms or		
	Front Setback: A – 130; B, C – 90	natural state, up to 1/3 in the	floodplain may be	Min lot width:		Min side: 50 feet				larger		
	Side : 25, acc 15, Rear : 80, acc 15	floodplain may be included.	included	None		iviin side: 50 feet				projects.		
	Side. 25, acc 15, Real. 80, acc 15	Min lot: any size justified by dev	Min lot: Per plan	Min side: See		Min rear: 30 feet						
		plan, but not exceed 2 DU/NDA	Willia loc. i ei pian	calculation, but no		Willi real: 50 feet						
		, , , , , , , , , , , , , , , , , , , ,		less than 25 feet								
				Min rear: 30 feet								
	FR-1, Farm Residential 2 acres	PRCD, Plan. Res. Cons. Dist.	HCVC, Historic Center	C-2,					Marijuana			
		(Overlay, 1-step)	Village Commercial	Neighborhood					language			
	Frontage: <2 – 200, 2-3 – 225,		District	Commercial								
	3-4 – 250, 4-5 – 300, 5+ – 350	0.6 NDA with onsite,										
	Fuerth Cethoda and a second	.75 NDA with sewer	Min lot: Per plan	Min lot: None								
	Front Setback: same as above	OS – 50% gross tract, 15% active	Min lot width: Per plan	Min lot width:								
	Side: 25, acc 15, Rear: 80, acc 15	03 – 30% gross truct, 13% uctive	wiiii iot width: Per plan	None								
	Side. 25, acc 15, Real. 80, acc 15	Min lot: 12,000 s.f. or as		None								
		approved		Min side: See								
		.,		calculation, but no								
				less than 25 feet								
				Min rear: 30 feet								
	R-2, Low Density Residential 1 acre		HCVP-1, Harlem Center									
			Village Residential									
	Frontage: 150											
	Front Setbacks: same as above											
	Front Setbacks: same as above											
	Side : 15, Rear : 30, acc 15											

	Planned Residential Districts	Other districts	Straight Commercial	Planned Commercial and Office Districts	Straight Industrial	Planned Industrial	Adult Entertainment	Floodplains	Wind Turbines	Telecom Model	
FR-1, Farm Residential* 1.951 acres	PRD, Planned Residence	REC, Recreational	C-1,	PC, Commercial and			AE, Adult	**	Sm Wind	Model	KIN
	(2-step)		Neighborhood	Office			Entertainment		Farms		
		OS –75%	Office						less than		
3-4 – 200, 4-5 – 250, 5+ – 300				OS –50%							
	OS – 50% of gross area	Min lot: 5 acres	OS –50%				district)		model		
Front Setback: A – 130; B, C – 90				Min tract: 20 acres							
	=	Min side: 25 feet	Min lot: 3 acres				Min lot: 3 acres				
Side : 25, Rear : 80, acc 15	curvature: 60 ft	Min was w 00 fact	NAin aide. Coe	Min lot: 3 acres							
		iviin rear: 80 feet									
			less than 25 leet								
			Min rear: 80 feet								
A-1, Agricultural Pres 5 acres		PINS, Institutional	C-2,								
			Neighborhood								
No back-to-back flags		OS -50%	Commercial								
			 /								
Frontage: 300		Min tract: 20 acres	OS –50%								
Front Setback: same as above		Min lot: 3 acres	Min lot: 3 acres								
Side : 25, Rear : 80, acc 15											
			less than 25 feet								
			Min rear: 80 feet								
		INS Institutional	Willi Teal: 00 feet								+
		-									
		(
		os -50%									
		Min lot: 5 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 A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300	(2-step) (2-step)	C2-step (2-step) (2-step) (3-step) (2-step) (3-step) (3-ste	C2-step C3 - 150, 2-3 - 175, 3-4 - 200, 4-5 - 250, 5+ - 300	C2-step C3 - 150, 2-3 - 175, 3-4 - 200, 4-5 - 250, 5+ - 300 C3 - 50% of gross area C4 - 130; B, C - 90 C5 - 50% C5 - 50% C5 - 50% C6 - 130; B, C - 130;	Prontage: <2 - 150, 2-3 - 175, 3-4 - 200, 4-5 - 250, 5+ - 300 1 DU/1.95 GA OS - 50% of gross area OS - 50% of g	C2-step C2-step C2-step C2-step C2-step C3-step C3-s	C2-step C3 - 150, 2-3 - 175, 3-4 - 200, 4-5 - 250, 5+ - 300 D15trict (separate district)	Frontage: <2 - 150, 2-3 - 175, 3-4 - 200, 4-5 - 250, 5+ - 300	Frontage: <2 - 150, 2.3 - 175, 3-4 - 200, 4-5 - 250, 5-7 - 300 Front Setback: A - 130 it, C - 90 Side: 25, Rear: 80, acc 15 A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Front Setback: same as above Side: 25, Rear: 80, acc 15 A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Front Setback: same as above Side: 25, Rear: 80, acc 15 A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Front Setback: same as above Side: 25, Rear: 80, acc 15 A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Front Setback: same as above Side: 25, Rear: 80, acc 15 A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Front Setback: same as above Side: 25, Rear: 80, acc 15 A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Front Setback: same as above Side: 25, Rear: 80, acc 15 A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Front Setback: same as above Side: 25, Rear: 80, acc 15 A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Min Increar: 80 feet A-1, Agricultural Pres 5 acres No back-to-back flags Frontage: 300 Min Increar: 80 feet A-1, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-1, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-1, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-1, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-1, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-1, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-1, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-1, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-1, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-2, Agricultural Pres 5 acres No back-to-back flags Front Setback: same as above A-3, Agricultural Pres 5 acres No back-to-bac	Frontage: -2 - 150, 2-3 - 175, 3-4 - 200, 4-5 - 250, 5 - 300 Front Setback: A - 130, B, C - 90 Min width: 100 ft - with extreme curvature: 60 ft Min lot: 3 acres Min lot: 3 a

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	PR, Planned Residence (2 step) 1.5 DU/NDA OS – 20% of gross area Min size: as specified in the comp plan Min width: none	POD-23, Mixed-use at Greif Perimeter area: 50 feet	C-2, Neighborhood Retail OS -75% Min lot: None Min lot width: None Min side: 25 feet Min rear: 60 feet	PC, Commercial 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	PI, Industrial 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	PERRC, Elderly Retirement (2-step) 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 PMFR, Multi-Family Residential 6 DU/NDA OS - 20%	PODB, PODC, Home to Clark Shaw						Marijuana language pending			

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	
•	FR-1, Farm Residence* 1.951 acres	PRD, Planned Residence	INS, Institutional	C-1,	PC, Commercial and	I, Industrial	PI,	AE, Adult	**	Sm Wind	Model	CTY
Radnor,		(2-step)		Neighborhood	Office		Planned	Entertainment		Farms		
Thompson)	No back-to-back flags		OS –75%	Office		Min lot: None	Industrial	Regulations		less than		
		1 DU/1.95 GA						And Adult		5 MW		
	Frontage: <2 – 150, 2-3 – 175, 3-4 – 200,	5 11 14 511/64	Min lot: 5 acres	Min lot: None		Min lot width:		Entertainment		model		
Engineer	4-5 – 250, 5+ – 300	Density bonus of 1 DU/GA.	Nain aide. 25 foot	Min lot width:		None		District (Low in PC and				
Single-story:	Front Setbacks: A – 130; B/C – 90	OS – 30% of gross area		None		Min side: 50 feet		PI, separate				
950 s.f	FIGHT Setbacks. A = 130, b/C = 90	Min lot: 0.25 ac	Min rear: 40 feet	None		Willi Side. 30 leet		district for				
930 8.1	Side: 25, Rear: 80, acc 15	Min width: none		Min side: See		Min rear: 30 feet		Medium)				
				calculation, but no				,				
				less than 25 feet				OS –80%				
				from Residential								
								Min lot: 5 acres				
				Min rear: 30 feet								4
	R-2, Low Density Residential 20,000 s.f.		PINS, Planned	C-2,								
	Frantage: 100		Institutional	Neighborhood Commercial								
	Frontage: 100		Setbacks: In compliance	Commerciai								
	Front Setback: A – 135; B – 75; C – 60		_	Min lot: None								
	200, 2, 2											
	Side: 20, Rear: 65, acc 15			Min lot width:								
				None								
				Min side: See								
				calculation, but no less than 25 feet								
				from Residential								
				Trom Residential								
				Min rear: 30 feet								
	A-1 Ag Preservation 5 acres		REC, Recreational									
	Frontage: 300		OS –75%									
	Frank Catharly A 430 B 00 0 0		Data Late Co									
	Front Setback : A – 130; B – 90; C – 90		Min lot: 5 acres									
	Side : 25, Rear : 80, acc 15		Min side: 25 feet									
	5.dc. 25, Near. 55, acc 15		111111 31 4C , 23 1CC									
			Min rear: 40 feet									

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	SFPRD, Single-Family PRD (1-step) 2 DU/GA OS – 20% of gross area Min width: 75 at front line 60 abutting street or road Min depth: 135	RCOD, Route 23 Commercial Overlay	C-1, Neighborhood Office Min lot: None Min width: None Min side: 25 feet	PC, Commercial and Office	I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet	PI, Industrial	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	MFPRD, Multi-Family PRD (1-step) Multi-Family - 4 DU/GA (8 DU/AC on a single acre) OS – 20% of gross area Min width and depth: none		Min rear: 30 feet 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											

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	PRD, Planned Residence (2-step) 0.5 DU/GA OS — 30% of gross area Min size: 1 acre (can be modified for clustering) Min width: none	REC, Recreational OS -75% Min lot: 5 acres Min side: 20 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	PC, Commercial and Office	I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet		AE, Adult Entertainment District (separate district) OS -80% Min lot: 5 acres	**	Sm Wind Farms less than 5 MW 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		PREC, Recreational Min lot: 5 acres	Min rear: 30 feet 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 PINS, Institutional	Will Teal. 30 feet								
Diamod Districts are in the	Frontage: 350 Front Setback: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15 talics – for simplicity, the word "Planned" is assumed in all cases. **	Paca" raning	,									

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	
Porter 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	PRD, Planned Residence "2 acres per residential unit" (0.5 units per acre?) OS – NONE Min lot: 20,000 sf Min width: 100 ft at setback, min 60 Front Setback: 105 to centerline, side: 15, rear: 65	Olive Green-East Liberty Overlay OS -50% Min side: 10 feet Min rear: 10 feet	Straight Commercial		Industrial			**			POR
					but no less than 100 feet from Residential Perimeter area: 100 feet		calculation, but no less than 100 feet from Residential Min rear: See calculation, but no less than 100 feet from Residential					
	R-1, Rural Residence 2 acres <i>No back-to-back flags</i> Frontage : 2-3 – 225, 3-4 – 250, 4-5 – 275, 5+ – 300	(1-step) OS – 1.75 acres per dwelling unit										
	Front: 105 from CL (75 for flag) Side: 50, Rear: 40, acc 15	Min lot: 20,000 sf Min side: 10 feet Min rear: 50 feet										

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:	FR-1 Farm Residence* 1.95 acres	PRD, Planned Residence	QD, Quarry District	C-1, Neighborhood	PC, Commercial and Office	I, Industrial	PI,		**	Sm Wind		SCI
Township				Office			Industrial			Farms		
	Frontage: <2 – 150, 2-3 – 175, 3-4 – 200,	1 DU per 2 gross acres	Min lot: None			Min lot:				less than		
Single-story:	4-5 – 250, 5+ – 300	(0.5 DU/GA)		Min lot: None		None				5 MW		
800 s.f		OS − 1 acre per unit	Min lot width:							model		
	Front Setback: A – 130; B/C – 90		None	Min lot width: None		Min lot						
	Side : 25, Rear : 80, acc 15	Min width and size: none				width: None						
			Min side: 50 feet	Min side: See								
				calculation, but no		Min side: 50						
			Min rear: 30 feet	less than 25 feet		feet						
				from Residential								
						Min rear: 30						
				Min rear: 30 feet		feet						
	A-1, Agricultural Preservation 5 acres	PRCD, Residential Conservation		C-2, Neighborhood					Marijuana			
		(1-step)		Commercial					language			
	Frontage: 300	0.75 per gross										
	Front Setback: A – 130; B/C – 90	OS – 50%, 15% active		Min lot: None								
	Side : 25, Rear : 80, acc 15											
		Min width: 80 and 90 for max		Min lot width: None								
		30%, 100 for at least 40%										
				Min side: See								
				calculation, but no								
				less than 25 feet								
				from Residential								
				20.5								
				Min rear: 30 feet								

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:	FR, Farm Residential* 5 acres No flags	PRCD, Residential Conservation	CF, Community	CB, Community		RI,			**	No	"Cellular	TRE
Township		(no PRD, PRCD is "cloud")	Facilities	Business		Restricted				specific	Tower"	
	Frontage: 300	OS - 50%				Industrial				language	language	
Single-story:	Front Setback: 75			Max lot coverage:						for small		
1,400 s.f	Side : 25, Rear : 50	Min lot: 15,000 sf		35%		Min lot:				wind		
		Min width: 100				None with				farms or		
				Min lot area:		public				larger		
				20,000 sf		utilities,				projects.		
						40,000 sq.						
				Min side: 20 feet		ft. with on-						
						site						
				Min rear: 35 feet		wastewater						
						Min lot						
						width: 100						
						feet						
	RR, Rural Residential 3 acres No flags											
	Frantaga, 250											
	Frontage: 250											
	Front Setback: 75											
	Side : 25, Rear : 50											

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

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