

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

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

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

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<b>Brown</b>	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	<b>A-1, Agricultural Preservation</b> <b>Frontage:</b> <2 – 200, 2-3 – 225, 3-4 – 250, 4-5 – 300, 5+ – 350 <b>Front Setback:</b> A – 130; B, C – 90 75 for irregularly shaped <b>Side:</b> 25, <b>Rear:</b> 80, acc 15	<b><i>PRD, Planned Residence (2-step)</i></b> <b>OS:</b> FR-1=40% R-2=20% <b>Min lot:</b> None, per plan <b>Min tract:</b> 40 acres <b>Min lot width:</b> None, per plan <b>Min side:</b> 8 feet <b>Min rear:</b> 50 feet		<b>C-2, Neighborhood Comm</b>  Retained only for the benefit of land already so zoned.	<b><i>PC, Commercial</i></b> <b>OS</b> – Min. 30% <b>Min lot width:</b> Per plan <b>Min side:</b> See calculation, but no less than 100 feet from Residential or PRD <b>Min rear:</b> See calculation, but no less than 100 feet from Residential or PRD		<b><i>PI, Industrial</i></b> <b>OS</b> – Min. 25% <b>Setbacks:</b> Per plan or Article 21	<b>Adult Entertainment</b> (Separate regs, Low in PC and PI, Medium in PI, High prohibited)	No separate section	Small Wind Farms <5 MW model	Model	<b>BRO</b>
Single-story: 1,200 s.f	<b>FR-1, Farm Residential*</b> 2 acres <b>3-lot CAD by right, 4-lot and 5-lot CADs must go to BZA</b> <b>Frontage:</b> same as A-1 <b>Front Setbacks</b> A – 130; B/C – 90 <b>Side:</b> 25, <b>Rear:</b> 80, acc 15	<b><i>PFRCD, Planned Farm Residence</i></b> <b>OS:</b> 50% <b>Min lot:</b> 10,000 sf <b>Min tract:</b> 10 acres <b>Min lot width:</b> 100 feet <b>Min side:</b> 12.5 feet <b>Min rear:</b> 30 feet										
	<b>R-2, Low Density Residential</b> 20,000 sf. <b>Frontage:</b> <1 ac: 100, 75 all others <b>Front Setback:</b> A – 130; B – 75; C – 60 <b>Side:</b> 20, <b>Rear:</b> 65, acc 15											
	<b>R-3, Medium Density Res.</b> SF 10,000 sf MF 6,000 sf <b>Frontage:</b> <1 ac: 75, all others FR-1 <b>Front Setback:</b> A – 130; B – 60; C – 60 <b>Side:</b> 12, <b>Rear:</b> 35, acc 5											

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

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<b>Delaware</b>	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	
<b>Driveway permits:</b> Engineer  Single-story: 1,000 s.f.	<b>FR-1, Farm Residential*</b> 1 acre  <b>Frontage:</b> <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 AND 150 at the setback line <b>Front Setback:</b> A – 130; B/C – 90 <b>Side:</b> 25, <b>Rear:</b> 80, acc 15	<i><b>PRD, Planned Residence (1-step)</b></i>  <b>Min Tract:</b> 10 acres  <b>Min Lot size:</b> 14,520 sf  <b>Min Lot Width:</b> 90 feet  <b>Min side:</b> 6 feet  <b>Min rear:</b> 30 feet  <b>OS – 20%</b>		<b>C-1, Neighborhood Commercial and Office</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> See calculation, but no less than 25 feet from Residential  <b>Min rear:</b> 30 feet	<b>PCD, Commercial and Office</b>  <b>Min Tract:</b> 10 acres  <b>Min side:</b> 25 feet  <b>Min rear:</b> 30 feet	<b>I, Industrial</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> 50 feet  <b>Min rear:</b> 30 feet	<b>PID, Industrial</b>  See article		<b>Flood Plain Regulatory</b>	No specific language for small wind farms or larger projects.	<b>Model</b>	<b>DEL</b>
	<b>R-2, Low Density Residential</b> 20,000 s.f.  <b>Frontage:</b> 100 <b>Front Setback:</b> A – 130, B – 75, C – 60 <b>Side:</b> 20, <b>Rear:</b> 65, acc 15											

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<b>Genoa</b>	Straight Residential	<i>Planned Residential Districts</i>	Other districts	Straight Commercial	<i>Planned Commercial and Office Districts</i>	Straight Industrial	<i>Planned Industrial</i>	Adult Entertainment	Floodplains	Wind Turbines	Telecom Model	
<b>Driveway permits:</b> Engineer  Single-story: 1,000 s.f.	<b>RR, Rural Residential*</b> 2 acres  <b>No back-to-back flags</b>  <b>Frontage:</b> 150 <b>Front Setback:</b> <2000 ADT – 75, >2000 ADT – 50 <b>Side:</b> 25, <b>Rear:</b> 50	<b><i>PRD, Planned Residential</i></b>  <b>Without Conservation</b> <b>1.0 DU/NDA</b> <i>1,100 sf single-story</i> <i>1,400 sf two-story</i>  <b>Min Tract:</b> 25 acres <b>Min Lot:</b> 10,000 sf <i>Condo envelope: 60 x 120</i> <b>SF:</b> 20' separation, 30 feet from ROW. <b>MF:</b> 11' feet separation and 25 feet from ROW <b>OS:</b> 40% of gross, 15% common	<b><i>PCF, Community Facilities</i></b>  <b>OS</b> – 40%  <b>Min side:</b> 25 feet  <b>Min rear:</b> 25 feet	<b>CB, Community Business</b>  <b>OS</b> –65%  <b>Min lot:</b> 20,000 sf  <b>Min side:</b> 20 feet  <b>Min rear:</b> 35 feet	<b><i>PCD, Commercial and Office</i></b>  <b>OS</b> –25%  <b>Min lot size:</b> 5 acres	<b>LI, Light Industrial</b>  <b>OS</b> –25%  <b>Min lot:</b> 2 acres  <b>Min lot width:</b> 85 feet  <b>Min side:</b> 25 feet  <b>Min rear:</b> 50 feet	<b><i>PID, Industrial and Warehouse</i></b>  <b>OS</b> –25%  <b>Min lot:</b> 10 acres  <b>Min side/rear:</b> 50 feet		**	Sm Wind Farms less than 5 MW model	Simplified Model	GEN
	<b>SR, Suburban Residential</b> 20,000 s.f. reduced to 15,000 s.f. on projects under 25 acres and under certain conditions  <b>No back-to-back flags</b>  <b>Frontage:</b> 85 <b>Front Setback:</b> 50, may be reduced to 25 under certain conditions <b>Side:</b> 12, <b>Rear:</b> 50	<b><i>With Conservation</i></b> <b>1.25 DU/NDA</b> <i>1,100 sf single-story</i> <i>1,400 sf two-story</i> <b>Min Lot:</b> per Zoning Commission <b>Envelope:</b> 60 x 120 <b>Setback:</b> none unless MF. If MF, all sides 50 feet. <b>OS</b> – 50% of gross										

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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	
<b>Driveway permits:</b> Township  <b>Single-story:</b> 1,500 s.f.	<b>AR-1, Ag Residential*</b> 5 acres  <i>No back-to-back flags</i>  <b>Frontage:</b> 300 <b>Front Setback:</b> A – 130; B, C – 90 <b>Side:</b> 25, acc 15, <b>Rear:</b> 80, acc 15	<b><i>PRD, Planned Residence (1-step)</i></b>  <b>1.5 DU/GA</b>  <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>	<b><i>PUD, Planned Unit (Mixed Use)</i></b>  <b>OS – 25%</b> , at least ½ must be in natural state, up to 1/3 in the floodplain may be included  <b>Min lot:</b> Per plan	<b>C-1, Neighborhood Office</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> See calculation, but no less than 25 feet  <b>Min rear:</b> 30 feet	<b><i>PCD, Commercial and Office</i></b>  <i>See article</i>	<b>I, Industrial</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> 50 feet  <b>Min rear:</b> 30 feet	<b><i>PID, Industrial</i></b>  <i>See article</i>	<b>Listed as a Conditional Use in the Industrial district</b>	<b>**</b>	Individual and small wind farms.		<b>HAR</b>
	<b>FR-1, Farm Residential</b> 2 acres  <b>Frontage:</b> 2-3 – 175, 3-4 – 210, 4-5 – 250, 5+ – 300 <b>Front Setback:</b> same as above <b>Side:</b> 25, acc 15, <b>Rear:</b> 80, acc 15	<b><i>PRCD, Plan. Res. Cons. Dist. (Overlay, 1-step)</i></b>  <b>0.6 NDA with onsite, .75 NDA with sewer</b>  <i>OS – 50% gross tract, 15% active</i>  <i>Min lot: 12,000 s.f. or as approved</i>	<b><i>HCVC, Historic Center Village Commercial District</i></b>  <b>Min lot:</b> Per plan  <b>Min lot width:</b> Per plan	<b>C-2, Neighborhood Commercial</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> See calculation, but no less than 25 feet  <b>Min rear:</b> 30 feet					<b>Marijuana language</b>			
	<b>R-2, Low Density Residential</b> 1 acre  <b>Frontage:</b> 150 <b>Front Setbacks:</b> same as above <b>Side:</b> 15, <b>Rear:</b> 30, acc 15	<b><i>CRCD, Clustered Res. Con. Dist. (Overlay, 1-step)</i></b>  <i>OS – 50%</i>  <i>Min Tract: 25 acres</i>  <i>Min Lot: 7,500 sq ft</i>  <i>Min Perimeter: 50 feet</i>  <i>See article for full details</i>	<b><i>HCVR-1, Harlem and Center Village Residential</i></b>  <i>Min lot: 0.2 acres</i>  <i>Min Lot width: 66</i>									
		<b><i>CLR, County Line Rd. (Overlay, 1-step)</i></b>  <i>OS – 20%</i>  <i>Min Tract: 25 acres</i>  <i>Min Lot: 1 acre</i>  <i>See article for full details</i>	<b><i>MU, Mixed Use Overlay (A and B)</i></b>  <i>Min Tract: 25 acres</i>  <i>Min lot: 1 acre</i>  <i>Min lot width: ½ of lot depth</i>  <i>OS – 20%</i>  <i>See article for full details</i>									

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

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<b>Liberty</b>	<b>Straight Residential</b>	<b>Planned Residential Districts</b>	<b>Other districts</b>	<b>Straight Commercial</b>	<b>Planned Commercial and Office Districts</b>	<b>Straight Industrial</b>	<b>Planned Industrial</b>	<b>Adult Entertainment</b>	<b>Floodplains</b>	<b>Wind Turbines</b>	<b>Telecom Model</b>	
<b>Driveway permits:</b> Engineer  Single-story: 1,000 s.f.	<b>FR-1, Farm Residential*</b> 1 acre  <b>Frontage:</b> <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 <b>Front Setbacks:</b> A – 130; B/C – 60 <b>Side:</b> 25, <b>Rear:</b> 60, acc 15	<b><i>PR, Planned Residence (2 step)</i></b>  <b>1.5 DU/NDA</b> <b>OS – 20% of gross area</b>  <b>Min size:</b> as specified in the comp plan  <b>Min width:</b> none	<b><i>POD-23, Mixed-use at Greif</i></b>  <b>OS – 20%</b>  <b>Min Tract: 3 acres</b>  <b>Min Lot Width: 60 feet</b>  <b>Min Side/Rear: 25 feet</b>  <b>Perimeter area: 50 feet</b>	<b>C-2, Neighborhood Retail</b>  <b>OS –75%</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> 25 feet  <b>Min rear:</b> 60 feet	<b><i>PC, Commercial</i></b>  <b>OS –30%</b>  <b>Min side:</b> See calculation, but no less than 100 feet from Residential and PRD  <b>Min rear:</b> See calculation, but no less than 100 feet from Residential and PRD	<b>I, Industrial</b>  <b>OS –10%</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> 150 feet  <b>Min rear:</b> 150 feet	<b><i>PI, Industrial</i></b>  <b>OS –30%</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> See calculation, but no less than 150 from Residential  <b>Min rear:</b> See calculation, but no less than 150 from Residential		**	(Draft) Sm Wind Farms less than 5 MW model	Model	LIB
	<b>R-3, Neighborhood Apt</b> 21,780 s.f.  <b>Frontage:</b> <1 – 100, 1+ see above <b>Front Setbacks:</b> A – 130; B/C – 90 <b>Side:</b> 25, <b>Rear:</b> 65, acc 15	<b><i>PERRC, Elderly Retirement (2-step)</i></b>  <b>5 DU/NDA</b>  <b>OS –50%</b>  <b>Min side:</b> See calculation, but no less than 100 feet from Residential or PRD  <b>Min rear:</b> See calculation, but no less than 100 feet from Residential or PRD  <b>Perimeter area:</b> 100 feet	<b><i>POD 18 (23, B, C, D)</i></b>  <i>See Article</i>						Marijuana language pending			
		<b><i>PMFR, Multi-Family Residential</i></b>  <b>6 DU/NDA</b>  <b>OS – 20%</b>  <b>Min Side/Rear: 25</b>										

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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)  Driveway permits: Engineer  Single-story: 950 s.f	<b>FR-1, Farm Residence*</b> 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	<b><i>PRD, Planned Residence (2-step)</i></b>  1 DU/1.95 GA  Density bonus of 1 DU/GA. OS – 30% of gross area  Min lot: 0.25 ac Min width: none	<b>INS, Institutional</b>  OS –75%  Min lot: 5 acres  Min side: 25 feet  Min rear: 40 feet	<b>C-1, Neighborhood Office</b>  Min lot: None  Min lot width: None  Min side: See calculation, but no less than 25 feet from Residential  Min rear: 30 feet	<b><i>PC, Commercial and Office</i></b>  <i>See article</i>	<b>I, Industrial</b>  Min lot: 10 acres  Min lot width: None  Min side: 50 feet  Min rear: 30 feet	<b><i>PI, Planned Industrial</i></b>  <i>Per plan</i>	<b>AE, Adult Entertainment Regulations And Adult Entertainment District (Low in PC and PI, separate district for Medium)</b>  OS –80%  Min lot: 5 acres	**	Sm Wind Farms less than 5 MW model	Model	CTY
	<b>R-2, Low Density Residential</b> 20,000 s.f.  Frontage: 100 Front Setback: A – 135; B – 75; C – 60 Side: 20, Rear: 65, acc 15		<b><i>PINS, Planned Institutional</i></b>  Setbacks: In compliance with Article 25	<b>C-2, Neighborhood Commercial</b>  Min lot: None  Min lot width: None  Min side: See calculation, but no less than 25 feet from Residential  Min rear: 30 feet								
	<b>A-1 Ag Preservation</b> 5 acres  Frontage: 300 Front Setback: A – 130; B – 90; C – 90 Side: 25, Rear: 80, acc 15		<b>REC, Recreational</b>  OS –75%  Min lot: 5 acres  Min side: 25 feet  Min rear: 40 feet									

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<b>Orange</b>	<b>Straight Residential</b>	<b>Planned Residential Districts</b>	<b>Other districts</b>	<b>Straight Commercial</b>	<b>Planned Commercial and Office Districts</b>	<b>Straight Industrial</b>	<b>Planned Industrial</b>	<b>Adult Entertainment</b>	<b>Floodplains</b>	<b>Wind Turbines</b>	<b>Telecom Model</b>	
<b>Driveway permits:</b> Engineer  <b>Single-story:</b> 1,000 s.f.	<b>FR-1, Farm Residential*</b> 1.98 acres  <b>Frontage:</b> <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 <b>Front Setbacks:</b> A – 80; B – 70; C/D – 60 <b>Side:</b> 25, <b>Rear:</b> 80, acc 15	<i><b>SFPRD, Single-Family PRD (1-step)</b></i>  <b>2 DU/GA</b> <b>OS – 20% of gross area</b>  <b>Min width:</b> 75 at front line 60 abutting street or road  <b>Min depth:</b> 135  <b>Min Side:</b> 12.5 feet  <b>Min rear:</b> 35 feet	<i><b>RCOD, Route 23 Commercial Overlay</b></i>  <i>See article</i>	<b>C-1, Neighborhood Office</b>  <b>Min lot:</b> None  <b>Min width:</b> None  <b>Min side:</b> 25 feet  <b>Min rear:</b> 30 feet	<i><b>PC, Commercial and Office</b></i>  <b>OS – 25%</b>  <i>See article</i>	<b>I, Industrial</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> 50 feet  <b>Min rear:</b> 30 feet	<i><b>PI, Industrial</b></i>  <b>OS – 25%</b>  <i>See article</i>	<b>Adult Entertainment (Separate regs, Low and Medium in PI, High prohibited)</b>	<b>**</b>	No specific language for small wind farms or larger projects.	<b>Simplified model</b>	<b>ORA</b>
	<b>R-2, Low Density Residential</b> 20,000 s.f.  <b>Frontage:</b> <1 – 100, 1+ see above <b>Front Setbacks:</b> A – 80; B – 70; C – 45; D – 30 <b>Side:</b> 20, <b>Rear:</b> 65, acc 15	<i><b>MFPRD, Multi-Family PRD (1-step)</b></i>  Multi-Family - <b>4 DU/GA (8 DU/AC on a single acre)</b>  <b>OS – 20% of gross area</b>		<b>C-2, Neighborhood Commercial</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> 25 feet  <b>Min rear:</b> 30 feet					<b>Marijuana Resolution</b>			
	<b>R-3, Medium Density Residential</b> 15,000 s.f.  <b>Frontage:</b> <1 – 75, 1+ see above <b>Front Setbacks:</b> A – 80; B – 70; C/D – 30 <b>Side:</b> 12.5, <b>Rear:</b> 35, acc 5											
	<b>A-1, Ag Preservation</b> 5 acres  <b>Frontage:</b> 300 <b>Front Setbacks:</b> see FR-1 <b>Side:</b> 25, <b>Rear:</b> 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	
<b>Driveway permits:</b> Township  <b>Single-story:</b> 1,200 sf	<b>FR-1, Farm Residential*</b> 2 acres <i>No flags</i>  <b>Frontage:</b> 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 <b>Front Setback:</b> A – 130; B/C – 90 <b>Side:</b> 25, <b>Rear:</b> 80 acc 15	<b>PRD, Planned Residence (2-step)</b>  <b>0.5 DU/GA</b> <i>OS – 30% of gross area</i>  <b>Min size:</b> 1 acre (can be modified for clustering)  <b>Min width:</b> none	<b>REC, Recreational</b>  <b>OS – 75%</b>  <b>Min lot:</b> 5 acres  <b>Min side:</b> 20 feet  <b>Min rear:</b> 40 feet	<b>C-1, Neighborhood Office</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> See calculation, but no less than 25 feet from Residential  <b>Min rear:</b> 30 feet	<b>PC, Commercial and Office</b>  <i>See article</i>	<b>I, Industrial</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> 50 feet  <b>Min rear:</b> 30 feet	<b>PI, Planned Ind.</b>  <i>See article</i>	<b>AE, Adult Entertainment District (separate district)</b>  <b>OS – 50%</b>  <b>Min lot:</b> 5 acres	**	<b>Sm Wind Farms less than 5 MW model (draft)</b>	<b>Model (draft)</b>	<b>OXF</b>
	<b>R-2, Low Density Residential</b> 20,000 s.f.  <b>Frontage:</b> <1 – 100, 1+ see above <b>Front Setback:</b> A – 130; B – 75; C – 60 <b>Side:</b> 20, <b>Rear:</b> 65, acc 15		<b>PREC, Recreational</b>  <b>Min lot:</b> 5 acres	<b>C-2, Neighborhood Commercial</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> See calculation, but no less than 25 feet from Residential  <b>Min rear:</b> 30 feet								
	<b>R-3, Medium Density Residential</b> SF 10,000 MF 6,000  <b>Frontage:</b> <1 – 75 <b>Front Setback:</b> A – 130; B/C – 75 <b>Side:</b> 12, <b>Rear:</b> 35, acc 5		<b>INS, Institutional</b>  <b>Min lot:</b> 5 acres  <b>Min lot frontage:</b> 300 feet  <b>Max lot coverage:</b> 25%  <b>Min side:</b> 20 feet  <b>Min rear:</b> 40 feet									
	<b>A-1, Ag Preservation</b> 5 acres  <b>Frontage:</b> 350 <b>Front Setback:</b> A – 130; B/C – 90 <b>Side:</b> 25, <b>Rear:</b> 80, acc 15		<b>PINS, Institutional</b>  <i>See article</i>									

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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	
<b>Driveway permits:</b> Township  Single-story: 1,100 sf  Two-story: 1,800	<b>A-1, Farm Residence*</b> 2 acres <b>No back-to-back flags</b>  <b>Frontage:</b> 400 <b>Front:</b> 105 (75 for flag) <b>Side:</b> 50 or 25 to CAD, <b>Rear:</b> 40, acc 15	<b><i>PRD, Planned Residence</i></b>  <b><i>"2 acres per residential unit"</i></b> <i>(0.5 units per acre?)</i> <b><i>OS – 60%</i></b> <b><i>Min lot: 20,000 sf</i></b> <b><i>Min width: 100 ft at setback, min 60</i></b>  <b>Front Setback:</b> 105 to centerline, side: 15, rear: 65	<b><i>Olive Green-East Liberty Overlay</i></b>  <b>OS –50%</b>  <b>Min side:</b> 10 feet  <b>Min rear:</b> 10 feet		<b><i>PCD, Commercial and Office</i></b>  <b>4 DU/NDA</b>  <b>Min tract:</b> 10 acres  <b>Min lot width:</b> Per plan  <b>Min side:</b> See calculation, but no less than 100 feet from Residential  <b>Min rear:</b> See calculation, but no less than 100 feet from Residential  <b>Perimeter area:</b> 100 feet		<b><i>PID, Industrial</i></b>  <b>OS–50 %</b>  <b>Min tract:</b> 10 acres  <b>Min lot width:</b> Per plan  <b>Min side:</b> See calculation, but no less than 100 feet from Residential  <b>Min rear:</b> See calculation, but no less than 100 feet from Residential		**	No specific language for small wind farms or larger projects.	<b>Model (quotes ORC)</b>	<b>POR</b>
	<b>R-1, Rural Residence</b> 2 acres <b>No back-to-back flags</b>  <b>Frontage:</b> 2-3 – 225, 3-4 – 250, 4-5 – 275, 5+ – 300 <b>Front:</b> 105 from CL (75 for flag) <b>Side:</b> 50, <b>Rear:</b> 40, acc 15	<b><i>FPD, Farm Village PUD (1-step)</i></b>  <b>OS – 1.75 acres per dwelling unit</b>  <b>Min lot:</b> 20,000 sf  <b>Min side:</b> 10 feet  <b>Min rear:</b> 50 feet										

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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	
<b>Driveway permits:</b> Township  <b>Single-story:</b> 800 s.f.	<b>FR-1 Farm Residence*</b> 1.95 acres  <b>Frontage:</b> <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 <b>Front Setback:</b> A – 130; B/C – 90 <b>Side:</b> 25, <b>Rear:</b> 80, acc 15	<i>PRD, Planned Residence</i>  <b>1 DU per 2 gross acres (0.5 DU/GA)</b> <i>OS – 1 acre per unit</i>  <i>Min width and size: none</i>	<b>QD, Quarry District</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> 50 feet  <b>Min rear:</b> 30 feet	<b>C-1, Neighborhood Office</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> See calculation, but no less than 25 feet from Residential  <b>Min rear:</b> 30 feet	<b>PC, Commercial and Office</b>	<b>I, Industrial</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> 50 feet  <b>Min rear:</b> 30 feet	<b>PI, Industrial</b>  <i>See article</i>		**	Sm Wind Farms less than 5 MW model		SCI
	<b>A-1, Agricultural Preservation</b> 5 acres  <b>Frontage:</b> 300 <b>Front Setback:</b> A – 130; B/C – 90 <b>Side:</b> 25, <b>Rear:</b> 80, acc 15	<i>PRCD, Residential Conservation (1-step)</i> <b>0.75 DU per gross acre</b>  <i>OS – 50%, 15% active</i> <b>Min lot:</b> 12,000 sf <b>Min tract:</b> 10 acres <b>Min width:</b> 80 and 90 for max 30%, 100 for at least 40%  <b>Min side:</b> 12.5 feet <b>Min rear:</b> 30 feet		<b>C-2, Neighborhood Commercial</b>  <b>Min lot:</b> None  <b>Min lot width:</b> None  <b>Min side:</b> See calculation, but no less than 25 feet from Residential  <b>Min rear:</b> 30 feet					Marijuana language			

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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	
<b>Driveway permits:</b> Township  <b>Single-story:</b> 1,400 s.f.	<b>FR, Farm Residential*</b> 5 acres <b>No flags</b>  <b>Frontage:</b> 300 <b>Front Setback:</b> 75 <b>Side:</b> 25, <b>Rear:</b> 50	<i>PRCD, Residential Conservation (no PRD, PRCD is “cloud”)</i>  <i>OS - 50%</i>  <b>Min lot:</b> 15,000 sf <b>Min width:</b> 100 feet <b>Min side:</b> 12.5 feet <b>Min rear:</b> 30 feet	<b>CF, Community Facilities</b>  See article	<b>CB, Community Business</b>  <b>OS – 70%</b>  <b>Max lot coverage:</b> 35%  <b>Min lot area:</b> 20,000 sf  <b>Min side:</b> 20 feet  <b>Min rear:</b> 35 feet		<b>RI, Restricted Industrial</b>  <b>OS – 65%</b>  <b>Min lot:</b> None with public utilities, 40,000 sq. ft. with on-site wastewater  <b>Min lot width:</b> 100 feet			**	No specific language for small wind farms or larger projects.	“Cellular Tower” language	TRE
	<b>RR, Rural Residential</b> 3 acres <b>No flags</b>  <b>Frontage:</b> 250 <b>Front Setback:</b> 75 <b>Side:</b> 25, <b>Rear:</b> 50											

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

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