

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	<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 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	<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						Conditional freestanding pole signs			
			<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.

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

Berlin	Straight Residential	Planned Residential Districts	Other districts	Straight Commercial	Planned Commercial and Office Districts	Straight Industrial	Planned Industrial	Adult Entertainment	Floodplains	Other	
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 standards below OS – FR-1=40%; R-1.25, R-1.5, R-1.85=20% Min tract: 20 acres Lot size: R-1.25=21,780 sf, R-1.5=14,520 sf, R-1.85=10,890 sf Lot width: R-1.25=100 R-1.5=90, R-1.85=80 Front setback: 24.09, see left	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 OS – 50% 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	Article 17 - Model	FPRD, Floodplain Regulatory	Wind-24.20 Model Portable Storage-24.21 Solar-24.22 Model Telecom-6.04	BER
	R-1.25, Low Density Standards*** 21,780 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) 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				Conditional same as BEK		
	R-1.5, Medium Density Standards*** 14,520 s.f. (0.33 acre) Frontage: 90 Front Setback: A – 130; B – 80; C – 70 Side: 15, Rear: 40, acc 15										
	R-1.85, High Density Standards*** 10,890 s.f. (0.25 acre) Frontage: 80 Front Setback: A – 130; B – 80; C – 70 Side: 12.5, Rear: 25, acc 10										
	A-1, Agricultural Conservation 5 acres Frontage: 300 feet Front Setback: A – 130; B – 100; C – 90										

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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	PRD, Planned Residence (2-step) 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 Retained only for the benefit of land already so zoned.	PC, Commercial 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		PI, Industrial 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 "Flag lots are prohibited."	PFRCD, Planned Farm Residence OS: 50% Min lot: 10,000 sf Min tract: 10 acres Min lot width: 100 feet Min side: 12.5 feet Min rear: 30 feet							Conditional same as BEK			
	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											

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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	
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+ – 300 Front Setback: A – 130; B/C – 90 Side: 25, Rear: 50, acc 15	PRD, Planned Residence (1-step) <i>SF=1.5 DU/GA</i> <i>MF=6 DU/GA</i> <i>OS – no % required, but check landscaping details</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	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 <i>See article</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			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			Conditional same as BEK but more general			
	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> Min Tract: 10 acres Min Lot size: 14,520 sf Min Lot Width: 90 feet Min side: 6 feet Min rear: 30 feet OS – 20%		C-1, Neighborhood Commercial and Office Min lot: None Min lot width: None Min side: See calculation, but no less than 25 feet from Residential Min rear: 30 feet	PCD, Commercial and Office Min Tract: 10 acres Min side: 25 feet Min rear: 30 feet	I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet	PID, Industrial <i>See article</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								Conditional but general			

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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 <i>No back-to-back flags</i> Frontage: 150 Front Setback: <2000 ADT – 75, >2000 ADT – 50 Side: 25, Rear: 50	<i>PRD, Planned Residential</i> Without Conservation 1.0 DU/NDA <i>1,100 sf single-story</i> <i>1,400 sf two-story</i> Min Tract: 25 acres 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> OS – 40% Min side: 25 feet Min rear: 25 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 size: 5 acres	LI, Light Industrial OS –25% 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 <i>No back-to-back flags</i> Frontage: 85 Front Setback: 50, may be reduced to 25 under certain conditions Side: 12, Rear: 50	With Conservation 1.25 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							No Conditional signs			

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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	
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>	PUD, Planned Unit (Mixed Use) 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	PCD, Commercial and Office <i>See article</i>	I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet	PID, Industrial <i>See article</i>	Listed as a Conditional Use in the Industrial district	**	Individual and small wind farms.		HAR
	FR-1, Farm Residential 2 acres Frontage: 2-3 – 175, 3-4 – 210, 4-5 – 250, 5+ – 300 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>	HCVC, Historic Center Village Commercial District 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>CRCD, Clustered Res. Con. Dist. (Overlay, 1-step)</i> OS – 50% Min Tract: 25 acres Min Lot: 7,500 sq ft Min Perimeter: 50 feet <i>See article for full details</i>	HCVR-1, Harlem and Center Village Residential Min lot: 0.2 acres Min Lot width: 66						Conditional same as BEK but working to remove			
		CLR, County Line Rd. (Overlay, 1-step) OS – 20% Min Tract: 25 acres Min Lot: 1 acre <i>See article for full details</i>	MU, Mixed Use Overlay (A and B) Min Tract: 25 acres Min lot: 1 acre Min lot width: ½ of lot depth OS – 20% <i>See article for full details</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 No back-to-back flags 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 OS - 50	**	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					No Conditional signs				
			INS, Institutional (Straight) OS –50% Min lot: 5 acres										

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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: 1,100 s.f. Structure separation: 25 unless masonry	RR1, Rural 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>PR1.5, Planned Residence 1.5 (2 step)</i> 1.5 DU/NDA (sec. 4) OS – 20% (sec. 4) Front: 30 Non-residential: 100 Side: 12.5 Non-residential: 100 Accessory: 10 Rear: 25, acc 11 Min width: none	PMU, Planned Mixed Use (2 step) SF: 1.5 DU/AC MF 2 or 3 units: 6DU/A MF 4+: 10 DU/A Max 20% MF OS – 20% (sec. 4) Side: Residential: 12.5 Non-Residential: 100 Acc: 25 Rear: Residential: 25 Non-Residential: 100 Acc: 25	C-2, Neighborhood Retail removed	PC, Commercial (2 step) OS –30% 65,000 s.f. max Larger at discretion (Sec 4) Front Setbacks: A – 130; B – 80; C – 60 Side: 25, Rear: 60, acc 15 Side and Rear: 1/3 sum of height and depth of structure but not less than 100 from Res. Use. Parking: 35	IND, Industrial OS –30% Min size: 20 ac. Min lot width: None (Sec 4) Front Setbacks: A – 130; B – 130; C – 100 Side: 35, Rear: 35	<i>PI, Industrial</i> removed	SOBs defined 1,000 of various uses 1 per building	**	(Draft) Sm Wind Farms less than 5 MW model	Model	LIB
	R-3, Neighborhood Apt 21,780 s.f. removed	<i>PR4, Planned Residence 4 (2 step)</i> 4 DU/NDA (sec. 4) OS – 20% (sec. 4) Front: 30 Non-residential: 100 Side: 12.5 Non-residential: 100 Accessory: 10 Rear: 25, acc 11	INS, Institutional Min Size: 5 ac. OS – 30% (sec. 4) Front Setbacks: A – 130; B – 80; C – 60 Side: 25, Rear: 60, acc 15						Marijuana language pending			
		<i>PERRC, Elderly Retirement</i> removed	POD 18 (B, C, D) <i>See each Article for details</i>						Conditional short and general			

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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	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	<i>PC, Commercial and Office</i> <i>See article</i>	I, Industrial Min lot: 10 acres Min lot width: None Min side: 50 feet Min rear: 30 feet	<i>PI, Planned Industrial</i> <i>Per plan</i>	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		<i>PINS, Planned Institutional</i> 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					No Conditional signs			
	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									

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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 Min Side: 12.5 feet Min rear: 35 feet	RCOD, Route 23 Commercial Overlay <i>See article</i>	C-1, Neighborhood Office Min lot: None Min width: None Min side: 25 feet Min rear: 30 feet	PC, Commercial and Office OS – 25% <i>See article</i>	I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet	PI, Industrial OS – 25% <i>See article</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		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								Conditional same as BEK but specifies Monument			
	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> 0.5 DU/GA <i>OS – 30% of gross area</i> Min size: 1 acre (can be modified for clustering) Min width: none	REC, Recreational <i>OS – 75%</i> 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 Min rear: 30 feet	<i>PC, Commercial and Office</i> <i>See article</i>	I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet	<i>PI, Planned Ind.</i> <i>See article</i>	AE, Adult Entertainment District (separate district) <i>OS – 50%</i> Min lot: 5 acres	**	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		PREC, Recreational Min lot: 5 acres	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					No Conditional signs			
	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		PINS, Institutional See article									

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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	
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 – 60%</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 calc, but no less than 100 feet from Residential Min rear: See calc, 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							No Conditional signs			

*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	<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> <i>See article</i>		**	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 DU per gross acre <i>OS – 50%, 15% active</i> Min lot: 12,000 sf Min tract: 10 acres Min width: 80 and 90 for max 30%, 100 for at least 40% Min side: 12.5 feet 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					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 No flags 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 feet Min side: 12.5 feet Min rear: 30 feet	CF, Community Facilities See article	CB, Community Business OS – 70% Max lot coverage: 35% Min lot area: 20,000 sf Min side: 20 feet Min rear: 35 feet		RI, Restricted Industrial OS – 65% 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 No flags Frontage: 250 Front Setback: 75 Side: 25, Rear: 50								No Conditional signs			

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

