

<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:</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> OS P 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>  OS – 50%  <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> OS – 50%  <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>  OS – 50%  <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	BEK
	<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:</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> OS – 50%  <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>  OS – 50%  <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>Conditional freestanding pole signs</b>			
			<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.

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	
<b>Driveway permits:</b> Township  <b>Single-story:</b> 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:</b> A – 130; B – 100; C – 90 <b>Side:</b> 25, <b>Rear:</b> 80/acc 15	<b>PRD, Planned Residence</b> Based on standards below  <b>OS</b> – FR-1=40%; R-1.25, R-1.5, R-1.85=20%  <b>Min tract:</b> 20 acres  <b>Lot size:</b> R-1.25=21,780 sf, R-1.5=14,520 sf, R-1.85=10,890 sf  <b>Lot width:</b> R-1.25=100 R-1.5=90, R-1.85=80  <b>Front:</b> 24.09, see left	<b>OCPUD, Old Cheshire</b>  <b>OS</b> – Per plan  <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</b> – 50%  <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</b> –50%  <b>Setback:</b> Per plan or Article 24	<b>I, Industrial</b>  <b>OS</b> –50%  <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</b> –25%  <b>Setback:</b> Per plan or Article 24	Article 17 - Model	<b>FPRD, Floodplain Regulatory</b>	<b>Wind-24.20 Model</b>  <b>Portable Storage-24.21</b>  <b>Solar-24.22 Model</b>  <b>Telecom-6.04</b>	BER
	<b>R-1.25, Low Density Standards***</b> 21,780 s.f. (0.5 acre)  <b>Frontage:</b> 100 <b>Front:</b> A – 130; B – 80; C – 70 <b>Side:</b> 20, <b>Rear:</b> 50, acc 15	<b>TPUD, Transitional Planned Unit (multi-family)</b>  <b>4.0 DU/NDA</b> <b>OS</b> – Min. 10%  <b>Min tract:</b> 10 acres  <b>Setback:</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</b> – Min. 20%  <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>Conditional</b> same as BEK		
	<b>R-1.5, Medium Density Standards***</b> 14,520 s.f. (0.33 acre)  <b>Frontage:</b> 90 <b>Front:</b> A – 130; B – 80; C – 70 <b>Side:</b> 15, <b>Rear:</b> 40, acc 15										
	<b>R-1.85, High Density Standards***</b> 10,890 s.f. (0.25 acre)  <b>Frontage:</b> 80 <b>Front:</b> A – 130; B – 80; C – 70 <b>Side:</b> 12.5, <b>Rear:</b> 25, acc 10										
	<b>A-1, Agricultural Conservation</b> 5 acres  <b>Frontage:</b> 300 feet <b>Front:</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>  Frontage: <2 – 200, 2-3 – 225, 3-4 – 250, 4-5 – 300, 5+ – 350 Front: A – 130; B, C – 90 75 for irregularly shaped Side: 25, Rear: 80, acc 15	<b>PRD, Planned Residence (2-step)</b>  OS: FR-1=40% R-2=20%  <i>Min lot: None, per plan</i>  <i>Min tract: 40 acres</i>  <i>Min lot width: None, per plan</i>  <i>Min side: 8 feet</i>  <i>Min rear: 50 feet</i>		<b>C-2, Neighborhood Comm</b>  Retained only for the benefit of land already so zoned.	<b>PC, Commercial</b>  OS – 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>PI, Industrial</b>  OS – Min. 25%  : 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>  Frontage: same as A-1 Front: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15  "Flag lots are prohibited."	<b>PFRCD, Planned Farm Residence</b>  OS: 50%  <i>Min lot: 10,000 sf</i>  <i>Min tract: 10 acres</i>  <i>Min lot width: 100 feet</i>  <i>Min side: 12.5 feet</i>  <i>Min rear: 30 feet</i>							<b>Conditional</b> same as BEK			
	<b>R-2, Low Density Residential</b> 20,000 sf.  Frontage: <1 ac: 100, 75 all others Front: A – 130; B – 75; C – 60 Side: 20, Rear: 65, acc 15											
	<b>R-3, Medium Density Res.</b> SF 10,000 sf MF 6,000 sf  Frontage: <1 ac: 75, all others FR-1 Front: A – 130; B – 60; C – 60 Side: 12, Rear: 35, acc 5											

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Concord	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>FR-1, Farm Residential*</b> 1.5 acres <i>Flag by CAD, no second tier</i>  <b>Frontage:</b> <5 – 200, 5+ – 300 <b>Front:</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 – no % required, but check landscaping details</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>Setback:</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	CON
	<b>R-2, Residential</b> 29,000 s.f.  <b>Frontage:</b> 75, also check 8.06 <b>Front:</b> A – 130; B/C – 90 <b>Side:</b> 10, acc 5, <b>Rear:</b> 25, acc 10			<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			Conditional same as BEK but more general			
	<b>R-6, Multi-Family</b> 4 du/ac  <b>Frontage:</b> <2 – 200, 2-5 – 250, 5+ - 300 <b>Front:</b> A – 130; B/C – 90 <b>Side:</b> 25, <b>Rear:</b> 50, acc 15											

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<b>Delaware</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 AND 150 at the setback line <b>Front:</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>  <i>See article</i>		<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:</b> A – 130, B – 75, C – 60 <b>Side:</b> 20, <b>Rear:</b> 65, acc 15								<b>Conditional but general</b>			

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<b>Genoa</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>RR, Rural Residential*</b> 2 acres  <b>No back-to-back flags</b>  <b>Frontage:</b> 150 <b>Front:</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:</b> 50, may be reduced to 25 under certain conditions <b>Side:</b> 12, <b>Rear:</b> 50	<b>With Conservation</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							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	
<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:</b> A – 130; B, C – 90 <b>Side:</b> 25, acc 15, <b>Rear:</b> 80, acc 15	<i>PRD, Planned Residence (1-step)</i>  <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>	<i>PUD, Planned Unit (Mixed Use)</i>  <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	<i>PCD, Commercial and Office</i>  <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>PID, Industrial</i>  <i>See article</i>	Listed as a Conditional Use in the Industrial district	**	Individual and small wind farms.		HAR
	<b>FR-1, Farm Residential</b> 2 acres  <b>Frontage:</b> 2-3 – 175, 3-4 – 210, 4-5 – 250, 5+ – 300 <b>Front:</b> same as above <b>Side:</b> 25, acc 15, <b>Rear:</b> 80, acc 15	<i>PRCD, Plan. Res. Cons. Dist. (Overlay, 1-step)</i>  <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>	<i>HCVC, Historic Center Village Commercial District</i>  <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					Marijuana language			
	<b>R-2, Low Density Residential</b> 1 acre  <b>Frontage:</b> 150 <b>Front:</b> same as above <b>Side:</b> 15, <b>Rear:</b> 30, acc 15	<i>CRCD, Clustered Res. Con. Dist. (Overlay, 1-step)</i>  <b>OS – 50%</b>  <b>Min Tract:</b> 25 acres  <b>Min Lot:</b> 7,500 sq ft  <b>Min Perimeter:</b> 50 feet  <i>See article for full details</i>	<i>HCVR-1, Harlem and Center Village Residential</i>  <b>Min lot:</b> 0.2 acres  <b>Min Lot width:</b> 66						Conditional same as BEK but working to remove			
		<i>CLR, County Line Rd. (Overlay, 1-step)</i>  <b>OS – 20%</b>  <b>Min Tract:</b> 25 acres  <b>Min Lot:</b> 1 acre  <i>See article for full details</i>	<i>MU, Mixed Use Overlay (A and B)</i>  <b>Min Tract:</b> 25 acres  <b>Min lot:</b> 1 acre  <b>Min lot width:</b> ½ of lot depth  <b>OS – 20%</b>  <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  <i>No back-to-back flags</i>  <b>Frontage:</b> <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300 <b>Front:</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>  <b>Min width:</b> 100 ft – with extreme curvature: 60 ft	<b>REC, Recreational</b>  <b>OS</b> –75%  <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</b> –50%  <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</b> –50%  <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</b> - 50	**	Sm Wind Farms less than 5 MW model	Model	KIN
	<b>A-1, Agricultural Pres</b> 5 acres  <i>No back-to-back flags</i>  <b>Frontage:</b> 300 <b>Front:</b> same as above <b>Side:</b> 25, <b>Rear:</b> 80, acc 15		<b>PINS, Institutional</b>  <b>OS</b> –50%  <b>Min tract:</b> 20 acres  <b>Min lot:</b> 3 acres	<b>C-2, Neighborhood Commercial</b>  <b>OS</b> –50%  <b>Min lot:</b> 3 acres  <b>Min side:</b> See calculation, but no less than 25 feet  <b>Min rear:</b> 80 feet					No Conditional signs			
			<b>INS, Institutional (Straight)</b>  <b>OS</b> –50%  <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: 1,100 s.f.  Structure separation: 25 unless masonry	<b>RR1, Rural Residential*</b> 1 acre  <b>Frontage:</b> <2 – 150, 2-3 – 175, 3-4 – 200, 4-5 – 250, 5+ – 300  <b>Front:</b> A – 130; B/C – 60 <b>Side:</b> 25, <b>Rear:</b> 60, acc 15	<i><b>PR1.5, Planned Residence 1.5 (2 step)</b></i>  <b>1.5 DU/NDA</b>  (sec. 4) <b>OS</b> – 20%  (sec. 4) <b>Front:</b> 30 Non-residential: 100 <b>Side:</b> 12.5 Non-residential: 100 Accessory: 10 <b>Rear:</b> 25, acc 11  <b>Min width:</b> none	<b>PMU, Planned Mixed Use (2 step)</b>  <b>SF:</b> 1.5 DU/AC <b>MF 2 or 3 units:</b> 6DU/A <b>MF 4+:</b> 10 DU/A <b>Max 20% MF</b>  <b>OS</b> – 20%  (sec. 4) <b>Side:</b> Residential: 12.5 Non-Residential: 100 Acc: 25  <b>Rear:</b> Residential: 25 Non-Residential: 100 Acc: 25	<b>C-2, Neighborhood Retail</b> District removed	<b>PC, Commercial (2 step)</b>  <b>OS</b> –30%  <b>65,000</b> s.f. max Larger at discretion  (Sec 4) <b>Front:</b> A – 130; B – 80; C – 60 <b>Side:</b> 25, <b>Rear:</b> 60, acc 15  <b>Side and Rear:</b> 1/3 sum of height and depth of structure but not less than 100 from Res. Use. <b>Parking:</b> 35	<b>IND, Industrial</b>  <b>OS</b> –30%  <b>Min size:</b> 20 ac.  <b>Min lot width:</b> None  (Sec 4) <b>Front:</b> A – 130; B – 130; C – 100 <b>Side:</b> 35, <b>Rear:</b> 35	<i><b>PI, Industrial District removed</b></i>	<b>SOBs defined</b>  <b>1,000 of various uses</b>  <b>1 per building</b>	<b>**</b>	<b>(Draft) Sm Wind Farms less than 5 MW model</b>	<b>Model</b>	<b>LIB</b>
	<b>R-3, Neighborhood Apt</b> 21,780 s.f. District removed	<i><b>PR4, Planned Residence 4 (2 step)</b></i>  <b>4 DU/NDA</b>  (sec. 4) <b>OS</b> – 20%  (sec. 4) <b>Front:</b> 30 Non-residential: 100 <b>Side:</b> 12.5 Non-residential: 100 Accessory: 10 <b>Rear:</b> 25, acc 11	<b>INS, Institutional</b>  <b>Min Size:</b> 5 ac.  <b>OS</b> – 30%  (sec. 4) <b>Front:</b> A – 130; B – 80; C – 60 <b>Side:</b> 25, <b>Rear:</b> 60, acc 15						<b>Marijuana language pending</b>			
		<i><b>PERRC, Elderly Retirement District removed</b></i>	<b>POD 18 (B, C, D)</b>  <i>See each Article for details</i>						<b>Conditional short and general</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: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15	<b><i>PRD, Planned Residence (2-step)</i></b>  <b>1 DU/1.95 GA</b>  Density bonus of 1 DU/GA. <b>OS – 30% of gross area</b>  <b>Min lot: 0.25 ac</b> <b>Min width: none</b>	<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: A – 135; B – 75; C – 60 Side: 20, Rear: 65, acc 15		<b><i>PINS, Planned Institutional</i></b>  Setback: 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					No Conditional signs			
	<b>A-1 Ag Preservation</b> 5 acres  Frontage: 300 Front: 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  Single-story: 1,000 s.f	<b>FR-1, Farm Residential*</b> 1 acre  <b>Width:</b> 150 <b>Front:</b> Arterials/Collectors: 70; Other roads: 60 <b>Side:</b> 25, <b>Rear:</b> 60, acc 15	<b><i>PUD, Planned Unit Dev.</i></b>  <i>If SF, 2 DU/GA</i> <i>If MF, 6 DU/GA</i> <i>If mix, with 20% F.A. as commercial, then 8 DU/GA</i>	<b>MU, Mixed Use</b>  <b>8 DU/AC.</b> 20% non-residential uses.  <b>Size:</b> none, <b>Width:</b> none.  <b>Front:</b> 30-50, <b>side:</b> 15, <b>Rear:</b> 30.	<b>CC, Commercial Corridor</b>  <b>Size:</b> none, <b>Width:</b> none <b>Front:</b> 30, <b>Side:</b> 15, <b>Rear:</b> 30 <b>Perimeter:</b> 100 if adjacent to residential.  <b>Pervious:</b> 25%		<b>*Not really defined as industrial, but this is where the more intense uses go.</b>  <b>FE, Flex Employment</b>  <b>Size:</b> 10,000 s.f., <b>Width:</b> 75 <b>Front:</b> 50, <b>side:</b> - 15 <b>rear:</b> - 30  <b>Perimeter:</b> 100 if adjacent to residential.  <b>Pervious – 25%</b>		<b>Adult Entertainment (Separate regs, spacing, separation from certain uses.</b>	<b>**</b>	Utility generation is allowed in CC and FE, but no standards for Wind	<b>Simplified model</b>	<b>ORA</b>
	<b>CL, Community Living</b>  <b>6 DU/GA</b>  <b>Size:</b> none, <b>Width:</b> none <b>Front:</b> 30, <b>Side:</b> 15, <b>Rear:</b> 30 <b>Perimeter:</b> 100 if adjacent to residential.  <b>OS – 20%</b>			<b>C-2, Neighborhood Commercial</b>  <b>Size:</b> none, <b>Width:</b> none <b>Front:</b> 30, <b>side:</b> 25 <b>Rear:</b> 30  <b>Perimeter:</b> 100 if adjacent to residential.  <b>Pervious – 25%</b>				<b>Marijuana Defined, but not allowed in any district</b>				
	<b>N, Neighborhood</b>  <b>2.5 DU/AC</b>  <b>Size:</b> 9,450 s.f., <b>Width:</b> 70, <b>Depth:</b> 135  <b>Front:</b> 25, <b>Side:</b> 12.5, <b>Rear:</b> 30,  <b>Pervious – 35%</b> <b>OS – 20%</b>											
	A-1, Ag Preservation (removed) R-2, Low Density Residential (removed) R-3, Medium Density Residential (removed)	<i>SFPRD, Single (removed)</i> <i>MFPRD, Multi (removed)</i>	<i>RCOD, Route 23 Overlay (removed)</i>	C-1, Neighborhood Office (removed)	<i>PC, Commercial and Office (removed)</i>	I, Industrial (removed)	<i>PI, Industrial (removed)</i>					

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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:</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>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>  <i>OS – 75%</i>  <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	<i><b>PC, Commercial and Office</b></i>  <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, Planned Ind.</b></i>  <i>See article</i>	<b>AE, Adult Entertainment District (separate district)</b>  <i>OS – 50%</i>  <b>Min lot:</b> 5 acres	**	Sm Wind Farms less than 5 MW model (draft)	Model (draft)	OXF
	<b>R-2, Low Density Residential</b> 20,000 s.f.  <b>Frontage:</b> <1 – 100, 1+ see above <b>Front:</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					No Conditional signs			
	<b>R-3, Medium Density Residential</b> SF 10,000 MF 6,000  <b>Frontage:</b> <1 – 75 <b>Front:</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:</b> A – 130; B/C – 90 <b>Side:</b> 25, <b>Rear:</b> 80, acc 15		<b>PINS, Institutional</b>  See article									

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<b>Porter</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: 1,100 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:</b> 105 to centerline, <b>side:</b> 15, <b>rear:</b> 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 calc, but no less than 100 feet from Residential  <b>Min rear:</b> See calc, 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							<b>No Conditional signs</b>			

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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  Single-story: 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:</b> A – 130; B/C – 90 <b>Side:</b> 25, Rear: 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:</b> A – 130; B/C – 90 <b>Side:</b> 25, Rear: 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  Single-story: 1,400 s.f.	<b>FR, Farm Residential*</b> 5 acres <b>No flags</b>  <b>Frontage:</b> 300 <b>Front:</b> 75 <b>Side:</b> 25, Rear: 50	<b>CC: Clustered Conservation Overlay (area?)</b> <i>25 ac. per dev.</i>  <b>OS - 50%</b>  <b>3 du/ac with sewer,</b> <b>1 du/ac without sewer</b>  <b>Min lot:</b> 7,500/1 ac. <b>Min width:</b> 60-80 or 100 <b>Min side:</b> 5-15 or 20 <b>Min rear:</b> 25, 40 <b>Acc.</b> 15  <b>50 foot buffer, 200 feet if adjacent to existing road</b>	<b>MU: Mixed Use Overlay (defined area) 25 ac. per dev.</b>  <b>Min lot area:</b> <b>7,500</b> single fam <b>10,000</b> multi-fam <b>2,400</b> townhome <b>10,000</b> comm.  <b>Width:</b> 60 sf, 100 mf 24 townhme, 70 com <b>Front:</b> 50 Major Art. 40 all other 30 local <b>Side:</b> 5-15, <b>Rear:</b> 25 <b>100</b> foot buffer adj s.f. <b>O.S.:</b> 20%  <b>Also 2 DU/AC, up to 8 on individual tract</b>	<b>CB, Community Business</b>  <b>Min lot area:</b> 10,000 sf  <b>Frontage:</b> 100 <b>Front:</b> 50 <b>Side:</b> 20, <b>Rear:</b> 35  <b>Max lot coverage:</b> 35%			<b>LIO Light Industrial Overlay (defined area)</b>  <b>Min lot area:</b> 40,000 sf  <b>Width:</b> ½ depth <b>Front:</b> 100 Major Art. 60 all other <b>Side:</b> 25, <b>Rear:</b> 35  <b>Max lot coverage:</b> 60%	<b>Conditional Use</b> in LIO. 1,000 foot buffer.	**	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:</b> 75 <b>Side:</b> 25, <b>Rear:</b> 50	<i>PRCD, Residential Conservation removed</i>	<i>CF, Community Facilities removed</i>			<b>RI, Restricted Industrial removed</b>			No Conditional signs			

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