

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	
7/15/26 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: A – 150, B – 130, C/D – 120 Side: 25, Rear: 40/acc 15	PRD, Planned Residence (2-step) 1.25 DU/NDA OS – 25% of gross acreage Min lot: 10,000 s.f. Min width at build line: 80' Min Side: 12.5' each side <i>Minor Mod: BZC</i> <i>Major Mod: BZC/BTT</i>	PRCD, Recreational OS – 50% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100' from Residential or PRD Min rear: See calculation, but no less than 100' from Residential or PRD Perimeter: 100'		PCD, Commercial and Office 4.0 DU/NDA OS – 50% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100' from Residential or PRD Min rear: See calculation, but no less than 100' from Residential or PRD Perimeter: 100' <i>Minor Mod: BZC</i> <i>Major Mod: BZC/BTT</i>		PID, Industrial OS – 50% Min tract: 10 acres Min lot width: none, per plan Min side: See calculation, but no less than 100' from Residential or PRD Min rear: See calculation, but no less than 100' from Residential or PRD Perimeter: 100'		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: A – 130; B – 100; C – 90; D – 120 Side: 20, Rear: 40/acc 15	PERRC, Elderly 5.0 DU/NDA OS – 50% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100' from Residential or PRD Min rear: See calculation, but no less than 100'from Residential or PRD Perimeter: 100'	PIND, Institutional OS – 50% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100' from Residential or PRD Min rear: See calculation, but no less than 100'from Residential or PRD Perimeter: 100'						Conditional freestanding pole signs			
			PMUD, Mixed-use 36/37/71 <i>See article</i> <i>Mod: BZC</i>									
			PMUD Northstar <i>See article</i> <i>Mod: BZC</i>									

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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	
7/9/26 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: A – 130; B – 100; C – 90 Side: 25, Rear: 80/acc 15	<i>PRD, Planned Residence (1-step)</i> 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: 24.09, see left <i>Minor Devs: BTT</i> <i>Major Devs: BTT/BZC/BTT</i>	<i>OCPUD, Old Cheshire</i> 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' Min side: No less than 25' from lot line Min rear: No less than 30' from lot line	<i>POD, Office</i> OS –50% Setback: Per plan or Article 24 <i>Minor Devs: BTT</i> <i>Major Devs: BTT/BZC/BTT</i>	I, Industrial OS –50% Min lot: 1 acre Min lot width: 200' Min side: No less than 50' Min rear: No less than 50'	<i>PID, Industrial</i> OS –25% Setback: Per plan or Article 24 <i>Minor Devs: BTT</i> <i>Major Devs: BTT/BZC/BTT</i>	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: A – 130; B – 80; C – 70 Side: 20, Rear: 50, acc 15	<i>TPUD, Transitional Planned Unit (multi-family)</i> 4.0 DU/NDA OS – Min. 10% Min tract: 10 acres Setback: Per plan or Article 24 <i>Minor Devs: BTT</i> <i>Major Devs: BTT/BZC/BTT</i>	<i>BCO, BIO, Berlin Business Park</i> Min tract: 5 acres Min lot width: At least one-half the lot depth Min side: See calculation, but no less than 250' from Residential Min rear: See calc., but no less than 250' from Residential <i>Mods: BZC/BTT</i>		<i>PCD, Comm and Office (1-step)</i> OS – Min. 20% Min tract: 10 acres Min lot width: Per plan Min side: See calculation, but no less than 100' from Residential or PRD Min rear: See calculation, but no less than 100' from Residential or PRD Perimeter: 25' <i>Minor Devs: BTT</i> <i>Major Devs: BTT/BZC/BTT</i>				Conditional freestanding pole signs same as BEK		
	R-1.5, Medium Density Standards*** 14,520 s.f. (0.33 acre) Frontage: 90 Front: A – 130; B – 80; C – 70 Side: 15, Rear: 40, acc 15	<i>PARRD, Planned Age-Restricted Residential</i> OS – 50% lot coverage 5.0 DU/NDA									
	R-1.85, High Density Standards*** 10,890 s.f. (0.25 acre) Frontage: 80 Front: A – 130; B – 80; C – 70 Side: 12.5, Rear: 25, acc 10										
	A-1, Agricultural Conservation 5 acres Frontage: 300 feet Front: 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	
7/9/26 Driveway permits: Township	A-1, Agricultural Preservation 5 acres 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	<i>PRD, Planned Residence (2-step)</i> <i>OS:</i> FR-1=40% R-2=20% <i>Min lot:</i> None, per plan <i>Min tract:</i> 40 acres <i>Min lot width:</i> None, per plan <i>Min side:</i> 8 feet <i>Min rear:</i> 50 feet <i>Minor Mods: BZC</i> <i>Major Mods: BZC/BTT</i>	<i>Owner-Initiated PUD</i> <i>Allowed, no standards</i>	C-2, Neighborhood Comm Retained only for the benefit of land already so zoned.	<i>PC, Commercial</i> OS – Min. 30% Min lot width: Per plan Min side: See calculation, but no less than 100' from Residential or PRD Min rear: See calculation, but no less than 100' from Residential or PRD <i>Minor Mods: BZC</i> <i>Major Mods: BZC/BTT</i>		<i>PI, Industrial</i> OS – Min. 25% Setbacks: Per plan - Article 21 <i>Minor Mods: BZC</i> <i>Major Mods: BZC/BTT</i>	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: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15 “Flag lots are prohibited.”	<i>PFRCD, Planned Farm Residence</i> <i>OS:</i> 50% <i>Min lot:</i> 10,000 sf <i>Min tract:</i> 10 acres <i>Min lot width:</i> 100 feet <i>Min side:</i> 12.5 feet <i>Min rear:</i> 30 feet <i>Minor Mods: BZC</i> <i>Major Mods: BZC/BTT</i>							Conditional freestanding pole signs same as BEK			
	R-2, Low Density Residential 20,000 sf. Frontage: <1 ac: 100, 75 all others Front: 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: 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	
3/16/26 Driveway permits: Engineer Single-story: 1,000 s.f	FR-1, Farm Residential* 1.5 acres Two side-by-side flags allowed if Shared Access Point. No more than 2 allowed. Frontage: <5 – 200, 5+ – 300 Front: A – 130; B/C – 90 Side: 25, Rear: 50, acc 15	<i>PRD, Planned Residence (1-step)</i> <i>SF=1.5 DU/GA</i> <i>MF=6 DU/GA</i> <i>OS – no % required, but check landscaping details</i> <i>Mods: BZC/BTT (no description)</i>		B-1, Neighborhood Comm Min lot: None Min lot width: None Min side: See calculation, but no less than 25' from Residential Min rear: See calculation, but no less than 50' from Residential B-2, Community Business Same as above	<i>PCD, Commercial and Office</i> Setback: Per plan or Article 21 <i>Mods: BZC/BTT (no description)</i>	M-1, Industrial OS – 50% Min lot: One acre Min side: See calculation, but no less than 25' Min rear: 50'	<i>PID, Industrial</i> Setbacks reference Article XM – should be XXI. Front: A – 130; B – 90; C - 90 <i>Mods: BZC/BTT (no description)</i> <i>But also: one lot: BZA, Minor: BTT, Major: BZC, BTT</i> <i>*This should be one or the other*</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: 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' Min rear: 50'			Conditional freestanding pole signs same as BEK but more general			
	R-6, Multi-Family 4 du/ac Frontage: <2 – 200, 2-5 – 250, 5+ - 300 Front: 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	
7/9/26 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: 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% <i>No reference to Amendments</i>		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>Mod by Trustees, but mod only references time.</i>	I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet	PID, Industrial <i>See article</i> <i>Mod by Trustees, but mod only references time.</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: A – 130, B – 75, C – 60 Side: 20, Rear: 65, acc 15								Conditional freestanding pole signs 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	
7/9/26 Driveway permits: Engineer Single-story: 1,000 s.f	RR, Rural Residential* 2 acres No back-to-back flags Frontage: 150 Front: <2000 ADT – 75, >2000 ADT – 50 Side: 25, Rear: 50	PRD, Planned Residential Without Conservation 1.0 DU/NDA 1,100 sf single-story 1,400 sf two-story Min Tract: 25 acres Min Lot: 10,000 s.f. Condo envelope: 60' x 120' SF: 20' separation, 30' from ROW. MF: 11' separation and 25' from ROW With Conservation 1.25 DU/NDA 1,100 sf single-story 1,400 sf two-story Min Lot: per Zoning Commission Envelope: 60' x 120' Setback: none unless MF. If MF, all sides 50'. OS – 50% of gross Minor Mods: Zon. Insp. Major Mods: BZC/BTT	PCF, Community Facilities OS – 40% Min side: 25' Min rear: 25' Minor Mods: Zon. Insp. Major Mods: BZC/BTT	CB, Community Business OS –65% Min lot: 20,000 sf Min side: 20' Min rear: 35'	PCD, Commercial and Office OS –25% Min lot size: 5 acres Minor Mods: Zon. Insp. Major Mods: BZC/BTT	LI, Light Industrial OS –25% Min lot: 2 acres Min lot width: 85' Min side: 25' Min rear: 50'	PID, Industrial and Warehouse OS –25% Min lot: 10 acres Min side/rear: 50' Minor Mods: Zon. Insp. Major Mods: BZC/BTT		**	Sm Wind Farms less than 5 MW model	Simplified Model	GEN
	SR, Suburban Residential 30,000 s.f. No back-to-back flags Frontage: 85' Front: 50' Side: 12', Rear: 50'		HOD, Hoover Watershed Overlay Not a separate district, but provides standards within the area.						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	
7/9/26 Driveway permits: Township Single-story: 1,500 s.f	AR-1, Ag Residential* 5 acres No back-to-back flags Frontage: 300 Front: A – 130; B, C – 90 Side: 25, acc 15, Rear: 80, acc 15	PRD, Planned Residence (1-step) 1.5 DU/GA <i>OS – 25%, at least 1/2 must be in natural state, up to 1/3 in the floodplain may be included.</i> <i>Min lot: any size justified by dev plan, but not exceed 2 DU/NDA</i> <i>Minor Mods: BZC</i> <i>Major Mods: BZC/BTT</i>	PUD, Planned Unit (Mixed Use) <i>OS – 25%, at least ½ must be in natural state, up to 1/3 in the floodplain may be included</i> <i>Min lot: Per plan</i> <i>Minor Mods: BZC</i> <i>Major Mods: BZC/BTT</i>	C-1, Neighborh’d 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>Minor Mods: BZC</i> <i>Major Mods: BZC/BTT</i>	I, Industrial Min lot: None Min lot width: None Min side: 50 feet Min rear: 30 feet	PID, Industrial <i>See article</i> <i>Minor Mods: BZC</i> <i>Major Mods: BZC/BTT</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: same as above Side: 25, acc 15, Rear: 80, acc 15	PRCD, Plan. Res. Cons. Dist. (Overlay, 1-step) 0.6 NDA with onsite, .75 NDA with sewer <i>OS – 50% gross tract, 15% active</i> <i>Min lot: 12,000 s.f. or as approved</i> <i>Minor Mods: Zon. Insp.</i> <i>Major Mods: BZC/BTT</i>	HCVC, Historic Center Village Commercial District <i>Min lot: Per plan</i> <i>Min lot width: Per plan</i>	C-2, Neighborh’d 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: same as above Side: 15, Rear: 30, acc 15	CRCD, Clustered Res. Con. Dist. (Overlay, 1-step) <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> <i>Minor Mods: Zon. Insp.</i> <i>Major Mods: BZC/BTT</i>	HCVR-1, Harlem and Center Village Residential <i>Min lot: 0.2 acres</i> <i>Min Lot width: 66</i>						Conditional freestanding pole signs no longer in code.			
		CLR, County Line Rd. (Overlay, 1-step) <i>OS – 20%</i> <i>Min Tract: 25 acres</i> <i>Min Lot: 1 acre</i> <i>See article for full details</i> <i>Minor Mods: Zon. Insp.</i> <i>Major Mods: BZC/BTT</i>	MU, Mixed Use Overlay (A and B) AND MSRB, Mixed - Services Business - Residential <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> <i>Minor Mods: Zon. Insp.</i> <i>Major Mods: BZC/BTT</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	
7/9/26 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: 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' – with extreme curvature: 60' <i>Minor Mods: BZC</i> <i>Major Mods: BZC/BTT</i>	REC, Recreational OS –75% Min lot: 5' Min side: 25' Min rear: 80'	C-1, Neighborhood Office OS – 50% Min lot: 3 acres Min side: See calculation, but no less than 25 feet Min rear: 80'	PC, Commercial and Office OS – 50% Min tract: 20 acres Min lot: 3 acres <i>No Amendments referenced except time limit: BTT</i>			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: 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' 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	
7/9/26 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: 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 <i>Minor: Zon. Insp.</i> <i>Major: BZA or BZC</i>	<i>PMU, Planned Mixed Use (2 step)</i> 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' <i>Minor: Zon. Insp.</i> <i>Major: BZA or BZC</i>	C-2, Neighborhood Retail District removed	PC, Commercial (2 step) OS –30% 65,000 s.f. max Larger at discretion (Sec 4) Front: 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' <i>Minor: Zon. Insp.</i> <i>Major: BZA or BZC</i>	IND, Industrial OS –30% Min size: 20 ac. Min lot width: None (Sec 4) Front: A – 130; B – 130; C – 100 Side: 35' Rear: 35'	<i>PI, Industrial District removed</i>	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. District 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' <i>Minor: Zon. Insp.</i> <i>Major: BZA or BZC</i>	INS, Institutional Min Size: 5 ac. OS – 30% (sec. 4) Front: A – 130; B – 80; C – 60 Side: 25', Rear: 60', acc 15'						Marijuana language pending			
		<i>PERRC, Elderly Retirement District removed</i>	POD 18 (B, C, D) <i>See each Article for details</i>						Conditional short and general			

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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	
3/16/26 Driveway permits: Engineer Single-story: 1,000 s.f	FR-1, Farm Residential* 1 acre Width: 150 Front: Arterials/Collectors: 70; Other roads: 60 Side: 25, Rear: 60, acc 15	<i>PUD, Planned Unit Dev.</i> <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> <i>Minor amend: Zon. Insp.</i> <i>Major amend: BZC/BTT</i>	MU, Mixed Use 8 DU/AC. 20% non-residential uses. Size: none, Width: none. Front: 30'-50', side: 15', Rear: 30'.	CC, Commercial Corridor Size: none, Width: none Front: 30', Side: 15', Rear: 30' Perimeter: 100' if adjacent to residential. Pervious: 25%		<i>*Not really defined as industrial, but this is where the more intense uses go.</i> FE, Flex Employment Size: 10,000 s.f., Width: 75' Front: 50', Side: 15' Rear: 30' Perimeter: 100' if adjacent to residential. Pervious – 25%		Adult Entertainment (Separate regs, spacing, separation from certain uses.	**	Utility generation is allowed in CC and FE, but no standards for Wind	Simplified model	ORA
	CL, Community Living 6 DU/GA Size: none, Width: none Front: 30', Side: 15', Rear: 30' Perimeter: 100 if adjacent to residential. OS – 20%			C-2, Neighborhood Commercial Size: none, Width: none Front: 30', side: 25' Rear: 30' Perimeter: 100' if adjacent to residential. Pervious – 25%					Marijuana Defined, but not allowed in any district			
	N, Neighborhood 2.5 DU/AC Size: 9,450 s.f., Width: 70, Depth: 135 Front: 25', Side: 12.5', Rear: 30', Pervious – 35% OS – 20%											
	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	
3/16/26 Driveway permits: Township Single-story: 1,200 sf	FR-1, Farm Residential* 2 acres No flags 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: A – 130; B/C – 90 Side: 25, Rear: 80 acc 15	PRD, Planned Residence (2-step) 0.5 DU/GA OS – 30% of gross area Min size: 1 acre (can be modified for clustering) Min width: none Minor mods: BZC Major mods: BZC/BTT	REC, Recreational OS – 75% Min lot: 5 acres Min side: 20 feet Min rear: 40 feet	C-1, Neighborhood Office Min lot: None Min lot width: None Min side: See calculation, but no less than 25' from Residential Min rear: 30'	PC, Commercial and Office See article Minor mods: BZC Major mods: BZC/BTT	I, Industrial Min lot: None Min lot width: None Min side: 50' Min rear: 30'	PI, Planned Ind. See article	AE, Adult Entertainment District (separate district) OS – 50% 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: 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' from Residential Min rear: 30'					No Conditional signs			
	R-3, Medium Density Residential SF 10,000 MF 6,000 Frontage: <1 – 75 Front: 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' Min rear: 40'									
	A-1, Ag Preservation 5 acres Frontage: 350 Front: 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	
3/16/26 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> OS – 60% Min lot: 20,000 sf Min width: 100' at setback, min 60' Front: 105' to centerline, side: 15', rear: 65' <i>All mods: ZC/BTT</i>	<i>Olive Green-East Liberty Overlay</i> OS –50% Min side: 10' Min rear: 10'		<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' from Residential Min rear: See calculation, but no less than 100' from Residential Perimeter area: 100' <i>Minor mods: BZC</i> <i>Major mods: BZC/BTT</i>		<i>PID, Industrial</i> OS –50 % Min tract: 10 acres Min lot width: Per plan Min side: See calc, but no less than 100' from Residential Min rear: See calc, but no less than 100' from Residential <i>Minor mods: BZC</i> <i>Major mods: BZC/BTT</i>		**	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 DU Min lot: 20,000 sf Min side: 10' Min rear: 50' <i>Minor mods: BZA</i> <i>Major mods: BZC/BTT</i>							No Conditional signs			

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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	
3/16/26 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: 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> Min width and size: none <i>Minor mod: ZC</i> <i>Major mod: ZC/BTT</i>	QD, Quarry District Min lot: None Min lot width: None Min side: 50' Min rear: 30'	C-1, Neighborhood Office Min lot: None Min lot width: None Min side: See calculation, but no less than 25' from Residential Min rear: 30'	<i>PC, Commercial and Office</i> Minimal standards. <i>Setbacks: per plan</i>	I, Industrial Min lot: None Min lot width: None Min side: 50' Min rear: 30'	<i>PI, Industrial</i> Setbacks: per plan <i>See article</i>		**	Sm Wind Farms less than 5 MW model		SCI
	A-1, Agricultural Preservation 5 acres Frontage: 300 Front: A – 130; B/C – 90 Side: 25, Rear: 80, acc 15	<i>PRCD, Residential Conservation (1-step)</i> 0.75 DU per gross acre OS – 50%, 15% active 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' Min rear: 30' <i>Minor mod: ZC</i> <i>Major mod: ZC/BTT</i>		C-2, Neighborhood Commercial Min lot: None Min lot width: None Min side: See calculation, but no less than 25' from Residential Min rear: 30'					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	
6/18/26 Driveway permits: Township Single-story: 1,400 s.f	FR, Farm Residential* 5 acres No flags Frontage: 300 Front: 75 Side: 25, Rear: 50	CC: Clustered Conservation Overlay (no map prov.) 25 ac. per dev. OS - 50% 3 du/ac with sewer, 1 du/ac without sewer Min lot: 7,500/1 ac. Min width: 60'-80' or 100' Min side: 5'-15' or 20' Min rear: 25', 40' / Acc. 15' 50 foot buffer, 200' if adjacent to existing road <i>Minor amend: Zon. Insp.</i> <i>Major amend: BZC/BTT</i>	MU: Mixed Use Overlay (no map prov.) 25 ac. per dev. 2 DU/AC , up to 8 on tract Min lot area: 7,500 s.f. / 10,000 m.f. 2,400 townhome 10,000 comm. Width: 60 sf, 100 mf 24 townhome, 70 com Front: 50 Major Art. 40 all other 30 local Side: 5-15, Rear: 25 100 foot buffer adj. s.f. O.S.: 20% <i>Amend same as PRD</i>	CB, Community Business Min lot area: 10,000 sf Frontage: 100 Front: 50 Side: 20, Rear: 35 Max lot coverage: 35%			LIO Light Industrial Overlay (no map prov.) Min lot area: 40,000 sf Width: ½ depth Front: 100 Major Art. 60 all other Side: 25, Rear: 35 Max lot coverage: 60% <i>Amend same as PRD</i>	Conditional Use in LIO. 1,000 foot buffer.	**	No specific language for small wind farms or larger projects.	“Cellular Tower” language	TRE
	RR, Rural Residential 3 acres No flags Frontage: 250 Front: 75 Side: 25, Rear: 50	<i>PRCD, Residential Conservation removed</i>	CF, Community Facilities removed			RI, Restricted Industrial removed			No Conditional signs			

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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	
6/18/26 Driveway permits: Engineer Single-story: 950 s.f	FR-1, Farm Residential 2 acres No back-to-back flags Frontage: 2-3 – 150, 3-4 – 175, 4-5 – 225, 5+ – 300 Front: A – 150; B – 130; C – 100; D – 90 Side: 25, Rear: 50, acc 25	PRD, Residential District (2-step) 2 DU/GA Density bonus for service shortage mitigation OS – 20% of gross area Min width: 100 at the build line Minor mod: ZC Major mod: BZC/BTT	HSD, Highway Service OS –20% Min lot: None Min lot width: None Min side: See calculation, but no less than 15' from Residential Min rear: See calculation, but no less than 15'		PCD, Commercial and Office 5 DU/NDA OS –20% Min tract: per plan Min lot width: Per plan Min side: See calculation, but no less than 100'from Residential or PRD Min rear: See calculation, but no less than 100'from Residential or PRD Minor mod: ZC Major mod: BZC/BTT		PID, Industrial OS –50% Min tract: 10 acres Min lot width: None Min side: See calc, but no less than 100'from Res or PRD Min rear: See calc, but no less than 100'from Res or PRD Minor mod: ZC Major mod: BZC/BTT	AE, Adult Entertainment (Separate regs, Low in PC and PI, Medium in PI, High prohibited)	** Conditional freestanding pole signs, like BEK	No specific language for small wind farms or larger projects.	Model	TRO

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