

ATTACHMENT I

SCHEDULE OF PERMITTED USES

Key:

P = Permitted Use

P* = Permitted Use Subject to Site Plan Approval

SP = Special Use Permit and Site Plan Approval Required

“-“ = Prohibited Use

| | Subject to Supplementary Regulations | CONS | RA | RR | LDR | MDR | HDR | MHP | MC | HR | H-PV | H-SP | H-WH | OI | Q | SFH |
|---|--------------------------------------|------|----|----|-----|-----|-----|-----|----|----|------|------|------|----|----|-----|
| RESIDENTIAL | | | | | | | | | | | | | | | | |
| Dwelling, Accessory | see §98-15 | SP | SP | SP | SP | SP | SP | - | - | SP | SP | SP | SP | - | - | - |
| Dwelling, Manufactured Home Park | see §98-36 | - | - | - | - | - | - | P* | - | - | - | - | - | - | - | - |
| Dwelling, Multi-Family and Townhouse | see §98-40 | - | - | - | - | - | P* | - | - | P* | P* | P* | P* | - | - | - |
| Dwelling, Single-Family | | P | P | P | P | P | P | P | - | P | P | P | P | - | - | - |
| Dwelling, Two-Family | see §98-40 | P* | P* | P* | P* | P* | P* | P* | - | P* | P* | P* | P* | - | - | - |
| Caretaker / Guest Cottage | see §98-22 | SP | SP | SP | SP | SP | - | - | - | - | - | - | - | - | - | - |
| AGRICULTURAL | | | | | | | | | | | | | | | | |
| Agriculture, excluding animals | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Agriculture, including animals | see §98-17 | P | P | P | SP | SP | - | - | - | - | - | - | - | P | P | P |
| Agritourism | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* |
| Animal Husbandry | see §98-19 | P | P | P | P | P | P | - | - | - | - | - | - | - | - | - |
| Dwelling, Farm Worker | | P | P | P | P | P | P | - | - | P | P | P | P | P | P | - |
| Farm Stand | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Forestry | see §98-30 | P | P | P | P | P | SP | - | - | - | - | - | - | P | P | P |
| Horse Operation | see §98-17 / 19 | P* | P* | P* | P* | P* | - | - | - | - | - | - | - | P* | P* | - |
| | Subject to Supplementary Regulations | CONS | RA | RR | LDR | MDR | HDR | MHP | MC | HR | H-PV | H-SP | H-WH | OI | Q | SFH |

| NON-RESIDENTIAL | | | | | | | | | | | | | | | | |
|--|------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Adult Use | see §98-16 | - | - | - | - | - | - | - | - | - | - | - | - | - | SP | - |
| Airport/Heliport | see §98-18 | SP | SP | - | - | - | - | - | - | - | - | - | - | - | - | SP |
| Bar or Tavern or Nightclub | | - | - | - | - | - | - | - | P* | - | P* | P* | P* | - | - | - |
| Bed-and-Breakfast | see §98-20 | SP | SP | SP | SP | SP | SP | - | - | SP | SP | SP | SP | - | - | - |
| Business, Drive-Through | | - | - | - | - | - | - | - | SP | - | SP | - | SP | - | - | - |
| Business, General (not listed elsewhere) | | - | - | - | - | - | - | - | P* | - | P* | P* | P* | - | - | - |
| Business, Recreational (not listed elsewhere) | | - | - | - | - | - | - | - | SP | - | - | - | - | SP | - | SP |
| Camp | see §98-21 | P* | P* | P* | - | - | - | - | - | - | - | - | - | - | - | - |
| Cemetery | | SP | SP | SP | SP | - | - | - | - | - | - | - | - | - | - | - |
| Club, Non-Profit Membership | see §98-23 | P* | SP | SP | SP | SP | SP | - | SP | - | SP | - | SP | SP | - | - |
| Day Care Center | | - | - | - | - | - | - | - | SP | - | SP | SP | SP | SP | - | - |
| Day Care Home | | SP | SP | SP | SP | SP | SP | - | - | SP | SP | SP | SP | - | - | - |
| Educational Institution, Private | | - | - | - | - | - | - | - | SP | - | SP | SP | SP | SP | - | - |
| Group Home | - | P* | P* | P* | P* | P* | P* | - | P* | P* | P* | P* | P* | - | - | - |
| Home Occupation | see §98-32 | SP | - | SP | SP | SP | SP | - | - | - |
| Hospital | | - | - | - | - | - | - | - | - | - | - | - | - | P* | - | - |
| Junkyard | see §98-34 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Kennel | see §98-35 | SP | SP | SP | SP | - | - | - | - | - | - | - | - | SP | SP | - |
| Library | | - | - | - | - | - | - | - | - | - | P* | P* | P* | - | - | - |
| Light Industry | see §98-25 | - | - | - | - | - | - | - | - | - | - | - | - | P* | P* | - |
| Lodging Facility (except Bed-and-Breakfast) | | - | - | - | - | - | - | - | P* | - | P* | P* | P* | P* | - | - |
| Mining (also see "Quarrying") | see §98-37 | SP | SP | SP | SP | - | - | - | - | - | - | - | - | SP | SP | - |
| Motor Vehicle Fueling Facility/Repair Shop/Wash Facility | see §98-38 | - | - | - | - | - | - | - | SP | - | SP | - | SP | SP | - | - |
| Motor Vehicle Sales | see §98-39 | - | - | - | - | - | - | - | SP | - | - | - | - | SP | - | - |
| Nursing Home | | - | - | - | - | - | - | - | SP | - | SP | - | SP | SP | - | - |
| Office | | - | - | - | - | - | - | - | P* | - | P* | P* | P* | P* | - | - |

| | Subject to Supplementary Regulations | CONS | RA | RR | LDR | MDR | HDR | MHP | MC | HR | H-PV | H-SP | H-WH | OI | Q | SFH |
|---|--|------|----|----|-----|-----|-----|-----|----|----|------|------|------|----|----|-----|
| Public Utility Facility (<i>except Telecommunications Facility</i>) | see §98-44 | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* |
| Quarrying (<i>also see "Mining"</i>) | see §98-45 | - | - | - | - | - | - | - | - | - | - | - | - | - | P* | - |
| Religious Institution | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | - | - |
| Restaurant | | - | - | - | - | - | - | - | P* | - | P* | P* | P* | P* | - | - |
| Telecommunications Facility | see §98-49 | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* |
| Theater, Performing Arts | | - | - | - | - | - | - | - | P* | - | SP | SP | SP | P* | - | - |
| Veterinary Clinic | see §98-48 | SP | SP | SP | - | - | - | - | SP | - | SP | SP | SP | SP | - | - |
| Warehouse, Self-Service Storage | | - | - | - | - | - | - | - | - | - | - | - | - | SP | - | - |
| Wind Generating Facility, Private | see §98-54 | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* |

Districts Key:

CONS = Conservation

RA = Rural Agricultural

RR = Rural Residential

LDR = Lower Density Residential

MDR = Medium Density Residential

HDR = Higher Density Residential

MHP = Manufactured Home Park

HR = Hamlet Residential

MC = Mixed Use Commercial

H-PV = Hamlet Pleasant Valley

H-SP = Hamlet Salt Point

H-WH = Hamlet Washington Hollow

OI = Office Industrial

Q = Quarry

SFH = Special Flood Hazard

ATTACHMENT II

SCHEDULE OF AREA AND BULK REQUIREMENTS

| | CO NS | RA | RR | LDR | MD R | HDR | MH P ^[1] | MC | HR ^[3] | H-PV | H-SP | H-WH | OI | Q | SFH ^[2] J |
|---|----------|------|------|------|---------|--|------------------------|-------------------------|--|--|--|--|---------------------|------|-------------------------|
| Minimum Lot Size for commercial uses (acres) | N/A | N/A | N/A | N/A | N/A | N/A | ^[1] | .5 | N/A | <u>N/A</u> <u>.25</u> | <u>N/A</u> <u>.25</u> | <u>N/A</u> <u>.25</u> | 1 | 20 | ^[2] |
| Average Density ^[8] (acres Recommended lot size – for calculation of number of lots only) | 10 | 5 | 3.5 | 2 | 1 | .5 | N/A | N/A | .15 ^[4] | .15 ^[4] | .15 ^[4] | .15 ^[4] | N/A | N/A | N/A |
| Density for Multi- family and Townhouse *See §98-40 | = | = | = | = | = | <u>$\frac{2DU/A}{2}$</u> <u>$\frac{4DU/A}{8DU/A}$</u> | = | = | <u>$\frac{2DU/A}{2}$</u> <u>$\frac{4DU/A}{8DU/A}$</u> | <u>$\frac{2DU/A}{2}$</u> <u>$\frac{4DU/A}{8DU/A}$</u> | <u>$\frac{2DU/A}{2}$</u> <u>$\frac{4DU/A}{8DU/A}$</u> | <u>$\frac{2DU/A}{2}$</u> <u>$\frac{4DU/A}{8DU/A}$</u> | = | = | = |
| Minimum road frontage (feet) | 50' | 50' | 50' | 50' | 50' | 50' | ^[1] | 50' | 50' | 50' | 50' | 50' | 50' | 50' | 50' |
| Minimum/Maximum front yard setback ^[5] | 80' | 70' | 70' | 60' | 50' | 40' | ^[1] | Min:15' Max:30' 2 | 15' | Min: 0' Max:20' | Min: 0' Max:20' | Min: 0' Max:20' | Min: 20' Max:40' | 100' | ^[2] |
| Minimum side yard setback | 40' | 30' | 30' | 20' | 20' | 15' | ^[1] | 0' ^[6] | 15' | 0' ^[6] | 0' ^[6] | 0' ^[6] | 20' | 250' | ^[2] |
| Minimum back yard setback | 60' | 50' | 50' | 30' | 30' | 20' | ^[1] | 10' | 15' | 10' | 10' | 10' | 20' | 250' | ^[2] |
| Minimum lot width at primary building line | 400' | 250' | 200' | 150' | 100' | 50' | ^[1] | 75' | 50' | 50' | 50' | 50' | 100' | 750' | ^[2] |

| | | | | | | | | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-----|--------|-------|--------|-------|--------|--------|--------|-----|
| Maximum impervious coverage (%) | 10 | 15 | 20 | 20 | 25 | 30 | 30 | 85 | 40 | 85 | 85 | 85 | 70 | 20 | [2] |
| Maximum building footprint (square feet) per nonresidential establishment ^[7] | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | - | 10,000 | 4,000 | 15,000 | 6,000 | 10,000 | 40,000 | 10,000 | [2] |
| Maximum Height (feet) | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 40' | 35' | 40' | 35' | 30' | [2] |

^[1] See §98-36 for requirements in the MHP District. Conversion of a Manufactured Home Park to single-family or two-family residential will convert to the predominant adjoining zoning district designation.

^[2] In the SFH District: allowed uses, accessory buildings and additions to structures shall conform to the most restrictive adjoining zoning area and bulk requirements and to the floodplain regulations in §98-29. New residential structures are prohibited in the Special Flood Hazard District (SFH).

^[3] See §98-51, Transfer of Development Rights, Purchase of Development Rights, and Density Management, and §98.24, Conservation Subdivision.

^[4] The minimum is 1 acre without common or municipal water and/or sewer provision and meeting regulation ~~§98-51~~ **§98-40**.

^[5] The front yard setback is from the property line. If the property line is the road centerline, the setback is from the assumed property edge.

^[6] Where a lot line abuts land in a residential district, the most restrictive setback requirements of either district shall govern.

^[7] Agricultural and agricultural related nonresidential structures are exempt from this maximum.

^[8] Average Density is a more flexible method of residential development that allows for a range of lot sizes, versus the minimum lot size approach typically used. Instead of resulting in cookie-cutter subdivisions with lots that are all the same size, with “average density” the zoning for the district is used to calculate the allowed number of lots for a project, but the lot sizes can vary. This flexibility in lot size allows for a subdivision that can have a range of acreages and a range of home prices, while protecting natural and scenic resources and meeting Department of Health standards. **The density allowed is based on a Recommended Lot Size for each Zoning District.**

^[9] The number of dwelling units permitted per acre (DU/A) is dependent on available water and/or sewer, as outlined in §98-40.