

TD-1 AGRICULTURE

Purpose: To preserve agricultural lands and woodlands, to encourage conservation of open space and rural landscapes, and to allow for limited low-density residential uses and limited business uses compatible with working lands.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	Residential: 2 acres
	Nonresidential: 5 acres
MIN. LOT WIDTH	
on Local/Collector Street	180 ft
on Arterial Street	250 ft
MAX. BUILDING HEIGHT	
All Structures	35 ft
COVERAGE	
Max. Building Coverage	20%
Max. Impervious Coverage	30%
MIN. YARD SETBACKS - PRINCIPAL STRUCTURES	
Front Yard, on Local/Collector Street	40 ft
Front Yard, on Arterial Street	50 ft
Side Yard	10 ft
Rear Yard	40 ft
MIN. YARD SETBACK - ACCESSORY STRUCTURES	
Side Yard	10 ft
Rear Yard	5 ft

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Residential		Accessory Dwelling Unit	A
Farmstead	P	Accessory Use Customarily Incidental to a Principal Use	A
Non-Residential		Agriculture Supportive Industry/Service	A
Agriculture Equipment Sales	C	Apiary, Honey Bee	A
Agriculture Operation	P	Commercial Communications Antenna	A
Campground	C	Day Care, Accessory	A
Commercial Communications Antenna	P	Fairgrounds	A
Commercial Stable	P	Farm Café	A
Concentrated Animal Feeding Operation (CAFO)	C	Farm Market	A
Concentrated Animal Operation (CAO)	C	Farm Store/Shop	A
Conservation	P	Home-Based Business, Low Impact	A
Craftsman/Artisan Studio	P	Home-Based Business, No Impact	A
Essential Services	P	Outdoor Storage, Domestic	A
Forestry	P	Raising of Livestock or Poultry	A
Garden Center	P	Retail Sales of Agricultural Products	A
Kennel	C	Solar Photovoltaic (PV) System	A
Limited Winery	P	Sugar Shack	A
Lumber Mill	C	Swimming Pool, Accessory	A
Noncommercial Crop Storage	P	Wind Energy System, Small	A
Place of Assembly	P		
Place of Worship	P		
Plant Nursery	P		
Public Recreation	P		
Solar, Utility-Scale	C		
Wind Energy System	C		

TD-2 ESTATE RESIDENTIAL

Purpose: To accommodate low-density single-family detached dwellings on larger lots which may not be serviced by public sewer and water, and in conjunction with rural agriculture activities.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	1 Ac.
MIN. LOT WIDTH	150 ft
MAX. BUILDING HEIGHT	
All Structures	35 ft
COVERAGE	
Max. Building Coverage	30%
Max. Impervious Coverage	45%
MIN. YARD SETBACK - PRINCIPAL	
Front Yard, on Local/Collector Street	30 ft
Front Yard, on Arterial Street	50 ft
Side Yard	15 ft
Rear Yard	40 ft
MIN. YARD SETBACK - ACCESSORY	
Side Yard	10 ft
Rear Yard	10 ft

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Residential		Accessory Apartment	A
Bed and Breakfast	P	Accessory Dwelling Unit	A
Dwelling, Single-Family Detached	P	Accessory Use Customarily Incidental to a Principal Use	A
Group Care Facility	C	Apiary, Honey Bee	A
Group Home	P	Commercial Communications Antenna	A
Child Care Home, Group	P	Home Occupation	S
Non-Residential		Home-Based Business, No Impact	A
Commercial Communications Antenna	P	Outdoor Storage, Domestic	A
Conservation	P	Solar Photovoltaic (PV) System	A
Day Care Center, Adult	P	Swimming Pool, Accessory	A
Essential Services	P	Urban Agriculture	A
Forestry	P	Raising of Livestock or Poultry	A
Public Recreation	P		

TD-3 SUBURBAN RESIDENTIAL

Purpose: To allow for low-density neighborhoods of single-family detached dwellings, typically on local streets and with private driveways, and largely serviced by on-site wastewater treatment.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	34848 sf
MIN. LOT WIDTH	120 ft
MAX. BUILDING HEIGHT	
All Structures	35 ft
COVERAGE	
Max. Building Coverage	30%
Max. Impervious Coverage	45%
MIN. YARD SETBACK - PRINCIPAL	
Front Yard, on Local/Collector Street	30 ft
Front Yard, on Arterial Street	50 ft
Side Yard	15 ft
Rear Yard	40 ft
MIN. YARD SETBACK - ACCESSORY	
Side Yard	10 ft
Rear Yard	10 ft

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Residential		Accessory Apartment	A
Bed and Breakfast	P	Accessory Dwelling Unit	A
Dwelling, Single-Family Detached	P	Accessory Use Customarily Incidental to a Principal Use	A
Group Care Facility	C	Apiary, Honey Bee	A
Group Home	P	Commercial Communications Antenna	A
Non-Residential		Home Occupation	S
Child Care Center	P	Home-Based Business, No Impact	A
Child Care Home, Family	P	Outdoor Storage, Domestic	A
Child Care Home, Group	C	Raising of Livestock or Poultry	A
Commercial Communications Antenna	P	Swimming Pool, Accessory	A
Conservation	P	Urban Agriculture	A
Day Care Center, Adult	C		
Essential Services	P		
Forestry	P		
Public Recreation	P		

TD-4 VILLAGE RESIDENTIAL

Purpose: To accommodate medium-density neighborhoods of single-family attached and detached dwellings typically along local streets with a more, walkable grid-like pattern.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	13068 sf
MIN. LOT WIDTH	90 ft
MAX. BUILDING HEIGHT	
All Structures	35 ft
COVERAGE	
Max. Building Coverage	30%
Max. Impervious Coverage	45%
MIN. YARD SETBACK - PRINCIPAL	
Front Yard, on Local/Collector Street	30 ft
Front Yard, on Arterial Street	40 ft
Side Yard	15 ft
Rear Yard	40 ft
MIN. YARD SETBACK - ACCESSORY	
Side Yard	10 ft
Rear Yard	10 ft

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Residential		Accessory Apartment	A
Bed and Breakfast	P	Accessory Use Customarily Incidental to a Principal Use	A
Cluster Development	P	Apiary, Honey Bee	A
Duplex	P	Commercial Communications Antenna	A
Dwelling, Single-Family Detached	P	Day Care, Accessory	A
Group Care Facility	C	Home Occupation	S
Group Home	P	Home-Based Business, No Impact	A
Non-Residential		Outdoor Storage, Domestic	A
Child Care Center	P	Raising of Livestock or Poultry	A
Child Care Home, Family	P	Swimming Pool, Accessory	A
Child Care Home, Group	P	Urban Agriculture	A
Commercial Communications Antenna	P		
Conservation	P		
Day Care Center, Adult	P		
Essential Services	P		
Forestry	P		
Place of Assembly	P		
Place of Worship	P		
Public Recreation	P		

TD-5 TOWN RESIDENTIAL

Purpose: To provide for neighborhoods that are medium-to-high density and accommodate a mix of single and multifamily dwellings, typically along local streets with a more walkable grid-like pattern.

LOT DIMENSIONAL STANDARDS

MAX. BUILDING HEIGHT

All Structures	35 ft*
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COVERAGE

Max. Building Coverage	50%
Max. Impervious Coverage	60%

MIN. YARD SETBACK - PRINCIPAL

Front Yard, on Local/Collector Street	15 ft
Side Yard	10 ft
Rear Yard	30 ft

MIN. YARD SETBACK - ACCESSORY

Side Yard	10 ft
Rear Yard	10 ft

MIN. LOT SIZE

	MIN. LOT AREA PER UNIT	MIN. LOT WIDTH
Dwelling, Single-Family Detached	7840 sf	65 ft
Dwelling, Townhouse	2613 sf	26 ft
Dwelling, Multi-Family (Apartments)	2000 sf	80 ft
All Other Permitted Uses	43560 sf	150 ft

PERMITTED USES

PRINCIPAL USES

Residential	
Bed and Breakfast	P
Boarding House	P
Duplex	P
Dwelling, Multi-Family (Apartments)	P
Dwelling, Single-Family Detached	P
Dwelling, Townhouse	P
Group Home	P
Personal Care Boarding Home	C

Non-Residential	
Child Care Center	P
Child Care Home, Family	P
Child Care Home, Group	P
Commercial Communications Antenna	P
Day Care Center, Adult	P
Essential Services	P
Forestry	P
Public Recreation	P
School, Primary and Secondary	P

ACCESSORY USES

Accessory Apartment	A
Accessory Use Customarily Incidental to a Principal Use	A
Apiary, Honey Bee	A
Commercial Communications Antenna	A
Day Care, Accessory	A
Electric Vehicle Charging Station	A
Home Occupation	S
Home-Based Business, No Impact	A
Outdoor Storage, Domestic	A
Raising of Livestock or Poultry	A
Swimming Pool, Accessory	A

TD-6 VILLAGE MIXED-USE

Purpose: To accommodate medium-density clusters of low-impact, neighborhood-oriented residential and nonresidential land uses in rural communities, ranging from single-family dwellings to professional offices to small institutional buildings.

LOT DIMENSIONAL STANDARDS

MAX. BUILDING HEIGHT	
All Structures	35 ft

COVERAGE	
Max. Building Coverage	50%
Max. Impervious Coverage	60%

MIN. YARD SETBACKS - PRINCIPAL STRUCTURES	
Front Yard, on Local/Collector Street	10 ft
Side Yard	5 ft
Rear Yard	20 ft

MIN. YARD SETBACK - ACCESSORY STRUCTURES	
Side Yard	2 ft
Rear Yard	2 ft

MIN. LOT SIZE		
	MIN. LOT AREA	MIN. LOT WIDTH
Dwelling, Townhouse	2613 sqft. per unit	26 ft
Dwelling, Multifamily (Apartments)	2000 sqft. per unit	80 ft
All Other Permitted Uses	5000 sqft.	50 ft

PERMITTED USES

PRINCIPAL USES

Residential	
Bed and Breakfast	P
Cluster Development	C
Dwelling, Multi-Family (Apartments)	C
Dwelling, Single-Family Detached	P
Dwelling, Townhouse	P
Group Home	P
Non-Residential	
Animal Daycare	P
Animal Hospital, Small	C
Bakery	P
Bank	C
Brewpub	C
Cemetery	P
Child Care Center	P
Child Care Home, Family	P
Child Care Home, Group	P
Commercial Communications Antenna	P
Contractor Office/Yard	C
Convenience Store	C
Cultural/Community Center	C
Day Care Center, Adult	P
Dry Cleaning Establishment	P
Emergency Services	P
Essential Services	P
Exercise Club	C
Forestry	P
Funeral Home	C
Garden Center	P
Grocery Store	C
Home Improvement/Building Supply, Small Scale	C
Laundromat	P
Library	C
Medical Clinic	C
Medical Marijuana Dispensary Facility	C
Mixed-Use Building	C
Municipal Use, Non-Utility	P

Nursing Home	C
Office, Medical or Dental	C
Office, Professional	C
Personal Services	P
Pharmacy	C
Place of Assembly	C
Place of Worship	C
Public Recreation	P
Public Utility Facility	P
Restaurant, Café	P
Restaurant, Quick Serve	C
Restaurant, Sit-down	C
Retail, Medium-Scale	C
Retail, Small-Scale	C

ACCESSORY USES

Accessory Apartment	A
Accessory Use Customarily Incidental to a Principal Use	A
Apiary, Honey Bee	A
Commercial Communications Antenna	A
Day Care, Accessory	A
Electric Vehicle Charging Station	A
Flea Market	A
Home Occupation	S
Home-Based Business, No Impact	A
Outdoor Storage, Domestic	A
Raising of Livestock or Poultry	A
Swimming Pool, Accessory	A

TD-7 SUBURBAN MIXED-USE

Purpose: To allow for commercial uses that service the needs of the community that have direct access to arterial and collector roads which primarily rely on motor vehicles to provide customer accessibility and also including clusters of medium density housing..

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	1 Ac.
MIN. LOT WIDTH	150 ft
MAX. BUILDING HEIGHT	
All Structures	40 ft
COVERAGE	
Max. Building Coverage	40%
Max. Impervious Coverage	70%
MIN. YARD SETBACK - PRINCIPAL	
Front Yard	30 ft
Side Yard	15 ft
Rear Yard	30 ft
MIN. YARD SETBACK - ACCESSORY	
Side Yard	10 ft
Rear Yard	10 ft

PERMITTED USES

PRINCIPAL USES

Non-Residential	
Animal Daycare	P
Animal Hospital, Small	P
Auto, Boat, or Mobilehome Sales	C
Bank	P
Beverage Distribution	P
Brewpub	P
Car Wash	P
Child Care Center	P
Child Care Home, Family	P
Child Care Home, Group	P
Commercial Communications Antenna	P
Convenience Store	P
Convenience Store With Fuel/Energy Recharge	C
Craftsman/Artisan Studio	C
Cultural/Community Center	P
Day Care Center, Adult	P
Dry Cleaning Establishment	P
Essential Services	P
Exercise Club	P
Financial Institution	P
Forestry	P
Funeral Home	P
Garden Center	P
Grocery Store	C
Home Improvement/Building Supply, Medium Scale	P
Laundromat	P
Library	P
Medical Clinic	P
Medical Marijuana Dispensary Facility	P
Mixed-Use Building	P
Municipal Use, Non-Utility	P
Office, Medical or Dental	P
Office, Professional	P
Personal Services	P
Pharmacy	P
Place of Assembly	P
Place of Worship	P

Plant Nursery	P
Public Utility Facility	P
Restaurant, Café	P
Restaurant, Fast-Food	P
Restaurant, Quick Serve	P
Restaurant, Sit-down	P
Retail, Medium-Scale	P
Retail, Small-Scale	P
School, Post-Secondary	C
School, Pre-Kindergarten	C
School, Primary and Secondary	C
School, Secondary Trade	C
Supermarket	P
Tavern	P

ACCESSORY USES

Accessory Use Customarily Incidental to a Principal Use	A
Apiary, Honey Bee	A
Car Wash	A
Commercial Communications Antenna	A
Drive-Through Facility	A
Electric Vehicle Charging Station	A
Garden Center, Accessory	A
Home-Based Business, No Impact	A
Raising of Livestock or Poultry	A

TD-8 REGIONAL MIXED-USE

Purpose: To permit areas for larger-scale master-planned retail and service centers, dining, lodging, entertainment, and other tourism-related commercial activities serving the broader region, as well as select low-impact light industrial uses.

LOT DIMENSIONAL STANDARDS

MAX. BUILDING HEIGHT	
All Structures	45 ft
COVERAGE	
Max. Building Coverage	40%
Max. Impervious Coverage	70%
MIN. YARD SETBACK - PRINCIPAL	
Front Yard	50 ft
Side Yard	30 ft
Rear Yard	50 ft
MIN. YARD SETBACK - ACCESSORY	
Side Yard	10 ft
Rear Yard	10 ft

MIN. LOT AREA	LOT AREA PER UNIT MINIMUM	LOT WIDTH MINIMUM
Dwelling, Townhouse	2613 sf	26 ft
Dwelling, Multifamily (Apartments)	2000 sf	80 ft
All Other Permitted Uses	1 Ac.	150 ft

ACCESSORY USES

Accessory Use Customarily Incidental to a Principal Use	A
Apiary, Honey Bee	A
Billboard	A
Car Wash	A
Commercial Communications Antenna	A
Day Care, Accessory	A
Electric Vehicle Charging Station	A
Garden Center, Accessory	A
Health Care Accessory Facilities	A
Heliport	A
Home Occupation	S
Home-Based Business, No Impact	A
Outdoor Display of Merchandise	A
Raising of Livestock or Poultry	A
Swimming Pool, Accessory	A

PERMITTED USES

PRINCIPAL USES

Residential			
Cluster Development	C	Library	P
Dwelling, Multi-Family (Apartments)	P	Medical Clinic	P
Dwelling, Townhouse	P	Medical Marijuana Dispensary Facility	P
Group Home	P	Mixed-Use Building	P
Health Care Residential Facility	P	Municipal Use, Non-Utility	P
Personal Care Boarding Home	P	Office, Medical or Dental	P
Non-Residential		Office, Professional	P
Animal Daycare	P	Personal Services	P
Animal Hospital, Small	P	Pharmacy	P
Auto Service/Repair Station	P	Place of Assembly	P
Auto, Boat, or Mobilehome Sales	P	Place of Worship	P
Bank	P	Plant Nursery	P
Beverage Distribution	P	Public Recreation	P
Brewpub	P	Public Utility Facility	P
Car Wash	P	Restaurant, Café	P
Child Care Center	P	Restaurant, Fast-Food	P
Child Care Home, Family	P	Restaurant, Quick Serve	P
Child Care Home, Group	P	Restaurant, Sit-down	P
Commercial Communications Antenna	P	Retail, Large-Scale	P
Commercial Communications Tower	P	Retail, Small-Scale	P
Convenience Store	P	School, Post-Secondary	C
Convenience Store With Fuel/Energy Recharge	C	School, Pre-Kindergarten	C
Craftsman/Artisan Studio	C	School, Primary and Secondary	C
Cultural/Community Center	P	School, Secondary Trade	C
Day Care Center, Adult	P	Shopping Center	C
Dry Cleaning Establishment	P	Supermarket	P
Essential Services	P	Tavern	P
Exercise Club	P	Theater, Indoor Movie	C
Financial Institution	P		
Forestry	P		
Funeral Home	P		
Garden Center	P		
Grocery Store	C		
Home Improvement/Building Supply, Large Scale	P		
Hospital	P		
Hotel	P		
Kennel	C		
Laundromat	P		

TD-9 CONTRACTING, CRAFTSMAN, AND ARTISAN

Purpose: To accommodate low intensity uses that involve producing, repairing and/or selling products involving primarily handmade workmanship, which may be conducted on the premises or within a residential dwelling and which does not detrimentally impact the residential character of surrounding properties.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	1 Ac.
MIN. LOT WIDTH	150 ft
MAX. BUILDING HEIGHT	
All Structures	45 ft
COVERAGE	
Max. Building Coverage	40%
Max. Impervious Coverage	70%
MIN. YARD SETBACK - All Structures	
Front Yard	75 ft
Side Yard	30 ft
Rear Yard	50 ft

PERMITTED USES

PRINCIPAL USES

Residential	
Cluster Development	C
Non-Residential	
Animal Daycare	P
Auto/Truck/Body Collision Center	P
Auto Towing/Yard	P
Commercial Communications Antenna	P
Commercial Communications Tower	P
Contractor Office/Yard	P
Craftsman/Artisan Studio	P
Emergency Services	P
Essential Services	P
Exercise Club	P
Forestry	P
Garden Center	P
Manufacturing Light	C
Municipal Use, Non-Utility	P
Office, Professional	P
Plant Nursery	P
Public Utility Facility	P
Research and Development, Engineering/Testing Facility or Laboratory	C

ACCESSORY USES

Accessory Use Customarily Incidental to a Principal Use	
Apiary, Honey Bee	A
Commercial Communications Antenna	A
Outdoor Display of Merchandise	A
Outdoor Storage	A
Raising of Livestock or Poultry	A

TD-10 ASSEMBLY AND DISTRIBUTION

Purpose: To provide for locations accommodating less intense industrial land uses such as light manufacturing, warehousing and distribution, research/testing facilities, and supporting offices.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	2 Ac.
MIN. LOT WIDTH	350 ft
MAX. BUILDING HEIGHT	
All Structures	45 ft
COVERAGE	
Max. Building Coverage	40%
Max. Impervious Coverage	70%
MIN. YARD SETBACK - All Structures	
Front Yard	100 ft
Side Yard	75 ft
Rear Yard	75 ft

PERMITTED USES

PRINCIPAL USES

Non-Residential	
Agricultural Operation	P
Auto Towing/Yard	P
Cemetery	P
Commercial Communications Antenna	P
Commercial Crop Storage	P
Concentrated Animal Feeding Operation (CAFO)	C
Concentrated Animal Operation (CAO)	C
Conservation	P
Contractor Office/Yard	P
Convenience Store	P
Convenience Store With Fuel/Energy Recharge	P
Distribution Center, Type 1	C
Distribution Center, Type 2	C
Dry Cleaning Plant	P
Essential Services	P
Forestry	P
High-Cube Cold Storage Warehouse	C
High-Cube Fulfillment Center (Sort & Non-Sort) Warehouse	C
High-Cube Parcel Hub Warehouse	C
High-Cube Transload & Short-Term Storage Warehouse	C
Home Improvement/Building Supply, Large Scale	P
Manufacturing, Light	C
Plant Nursery	P
Public Recreation	P
Public Utility Facility	P
Recycling Collection Center	P
Research and Development, Engineering/Testing Facility or Laboratory	P
Truck Depot/Terminal	C
Warehouse	C
Wholesale Sales	P
Wind Energy System	P

ACCESSORY USES

Accessory Use Customarily Incidental to a Principal Use	
Apiary, Honey Bee	A
Commercial Communications Antenna	A
Day Care, Accessory	A
Outdoor Display of Merchandise	A
Outdoor Storage	A
Package Delivery Services	A
Raising of Livestock or Poultry	A

TD-11 MANUFACTURING, EXTRACTION, AND PROCESSING

Purpose: To provide locations for high intensity production, fabrication, and similar industrial uses and activities and to make appropriate provisions for the extraction and processing of mineral deposits from the earth that support the protection of health, safety, and welfare for the region’s citizens.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	2 Ac.
MIN. LOT WIDTH	350 ft
MAX. BUILDING HEIGHT	
All Structures	45 ft
COVERAGE	
Max. Building Coverage	40%
Max. Impervious Coverage	70%
MIN. YARD SETBACK - All Structures	
Front Yard	100 ft
Side Yard	75 ft
Rear Yard	75 ft

PERMITTED USES

PRINCIPAL USES

Non-Residential	
Auto/Truck/Body Collision Center	P
Auto Towing/Yard	P
Bulk Storage of Fuel	P
Commercial Communications Antenna	P
Commercial Communications Tower	P
Convenience Store With Fuel/Energy Recharge	P
Distillery	C
Dry Cleaning Plant	P
Essential Services	P
Forestry	P
Lumber Mill	C
Manufacturing, Heavy	C
Manufacturing, Light	P
Mineral Extraction	S
Petroleum or Kerosene Refining and Distillation	P
Plant Nursery	P
Public Recreation	P
Public Utility Facility	P
Recycling Collection Center	P
School, Secondary Trade	P
Stock Yard, Slaughterhouse, or Meat Packing Plant	P

ACCESSORY USES

Accessory Use Customarily Incidental to a Principal Use	
Apiary, Honey Bee	A
Commercial Communications Antenna	A
Outdoor Display of Merchandise	A
Outdoor Storage	A