

Local Commercial (C-1) District

District Development Standards		
Minimum Lot Width = 50 feet	Front Setback = 25 feet	Bufferyard = 15 feet with plantings
Maximum Building Height = 35 feet	(0 feet for build-to option)	adjacent to AG, RE, RL, RS, TF, MH,
Maximum Building Size = .5 FAR	Side Setback = 10 feet	MF-1, or MF-2 districts
(only applies to those uses marked with * below)	Side Setback to Residential = 15 feet	
	Rear Setback = 0 feet	
	Rear Setback to Residential = 25 feet	

Specific Uses Allowed within the District		
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Allowed by Right	Subject to Limitations	Special Use Permit (SUP) Required
Agricultural Sales*	Activity Center (youth/senior)	Automotive Parts Sales (indoor)*
Artisan Studio/Gallery*	Bar/Tavern/Pub	Car Wash
Assisted Living	Bed and Breakfast (with events)	Event Facility
Banking/Financial Services*	Business/Trade School	Fuel Sales
Blood/Plasma Center*	Church (with columbarium)	Meat Market
Consumer Repair*	College/University	Multifamily Attached
Dry Cleaning Service*	Commercial Recreation	Personal Services Restricted
Emergency Services Station	Community Center	Private Transport Dispatch Facility
Farmer's Market*	Dance Hall/Night Club	Student Housing
Fitness Center*	Day Care (group/commercial)	
Food Catering Services*	Live Music/Entertainment	
Funeral Home*	Micro Brewery/Winery	
General Retail*	Neighborhood Amenity Center	
General Office*	Park (neighborhood/regional)	
Government/Postal Office	Pest Control/Janitorial Services *	
Group Home (7+ residents)	Self-Storage (indoor only)	
Home Health Care Services*	School (Elementary, Middle, High)	
Hospital	Theater (movie/live)	
Hotel/Inn (excluding extended stay)	Upper-story Residential	
Integrated Office Center*	Wireless Transmission Facility (<41')	
Landscape/Garden Sales*		
Laundromat*		
Library/Museum		
Medical Diagnostic Center*		
Medical Office/Clinic/Complex*		
Membership Club/Lodge*		
Nature Preserve/Community Garden		
Nursing/Convalescent/Hospice		
Parking Lot (commercial/park-n-ride)		
Personal Services*		
Printing/Mailing/Copying Services*		
Restaurant (general/drive-through)*		
Rooming/Boarding House		
Social Service Facility		
Surgery/Post Surgery Recovery*		
Urgent Care Facility*		
Utilities (Minor/Intermediate/Major)		
Veterinary Clinic (indoor only)*		

Low Density Multifamily (MF-1) District

District Development Standards		
Maximum Density = 14 units/acre	Front Setback = 20 feet	Bufferyard = 15 feet with plantings adjacent to RE, RL, RS,TF, or MH districts; 10 feet with plantings adjacent to residences in AG
Maximum Building Height = 35 feet	Side Setback = 10 feet	
Maximum Units per Building = 12	Side Setback to Residential = 20 feet	
	Rear Setback = 10 feet	
Lot size = 12,000 sq.ft.	Rear Setback to Residential = 20 feet	
Lot width minimum = 50 feet	Side/Rear Street Setback = 15 feet	
	Unloaded Street Setback = 20 feet	

Specific Uses Allowed within the District		
Allowed by Right	Subject to Limitations	Special Use Permit (SUP) Required
Group Home (7-15 residents) Multifamily Attached Multifamily Detached Rooming/Boarding House Utilities (Minor)	Church (with columbarium) Day Care (family/group/commercial) Golf Course Nature Preserve/Community Garden Neighborhood Amenity Center Park (Neighborhood) School (Elementary) Utilities (Intermediate) Wireless Transmission Facility (<41')	Activity Center (youth/senior) Assisted Living Bed and Breakfast (with events) Emergency Services Station Group Home (16+ residents) Halfway House Nursing/Convalescent Home Orphanage School (Middle) Student Housing

Residential Single-Family (RS) District

District Development Standards		
Minimum Lot Size = 5,500 square feet	Front Setback = 20 feet	Bufferyard = 10 feet with plantings
Minimum Lot Width = 45 feet	Side Setback = 6 feet	when non-residential develops
Corner Lot Width = 55 feet	Rear Setback = 10 feet	adjacent to residential
Maximum Building Height = 35 feet	Side/Rear Street Setback = 15 feet	
	Street Facing Garage Setback = 25 feet	
	Unloaded Street Setback = 20 feet	

Specific Uses Allowed within the District		
Allowed by Right	Subject to Limitations	Special Use Permit (SUP) Required
Group Home (<7 residents)	Church (with columbarium)	Accessory Dwelling Unit
Single-family Detached	Day Care (family home)	Activity Center (youth/senior)
Utilities (Minor)	Golf Course	Bed and Breakfast (with events)
	Home Based Business	Cemetery/Columbaria/Mausoleum
	Nature Preserve/Community Garden	Community Center
	Neighborhood Amenity Center	Day Care (Group)
	Park (Neighborhood)	Emergency Services Station
	School (Elementary)	General Office
	Single-family Attached	Halfway House
	Utilities (Intermediate)	Hospice Facility
	Wireless Transmission Facility (<41')	Rooming/Boarding House
		School (Middle)