

Section 211.
Density and Dimensional Standards

211.A Land development within a zoning district shall conform to the specified density and dimensional standards unless specifically modified by the Development Review Board as authorized in Chapter 420.

Figure 4. **Density and Dimensional Standards Table**

	HDRC	MDRC	LDRC	ASRR	FC	WS
Residential Density (<i>dwelling units per acre</i>)	2 du/ac	1 du / 2.5 ac	1 du / 5 ac	1 du / 10 ac	1 du / 25 ac	1 du / 25 ac
Lot Size (<i>residential use</i>)	1 ac min	1 ac min	1 ac min	See Section 252	1 ac min	25 ac min
Lot Size (<i>nonresidential use</i>)	1 ac min	5 ac min	5 ac min	2 ac min	5 ac min	25 ac min
Lot Frontage (<i>lot <2 acres</i>)	100 ft min	100 ft min	100 ft min	100 ft min	100 ft min	500 ft min
Lot Frontage (<i>lot 2 to <5 acres</i>)	150 ft min	150 ft min	150 ft min	250 ft min	150 ft min	500 ft min
Lot Frontage (<i>lot 5 to <10 acres</i>)	150 ft min	200 ft min	200 ft min	350 ft min	200 ft min	500 ft min
Lot Frontage (<i>lot 10 acres or more</i>)	150 ft min	200 ft min	200 ft min	500 ft min	500 ft min	500 ft min
Lot Coverage (<i>residential use, includes all impervious surfaces</i>)	no max	greater of 30% or 15,000 sf max	20% max	20% max	10% max	10% max
Lot Coverage (<i>nonresidential use, includes all impervious surfaces</i>)	no max	greater of 20% or 15,000 sf max	lesser of 20% or 3 acres max	lesser of 20% or 3 acres max	lesser of 5% or 3 acres max	lesser of 5% or 3 acres max
Setback (<i>from road centerline</i>)	50 ft min	75 ft min	75 ft min	100 ft min	75 ft min	75 ft min
Setback (<i>residential use, from adjacent properties</i>)	10 ft min	20 ft min	20 ft min	20 ft min	20 ft min	20 ft min
Setback (<i>nonresidential use, from adjacent properties</i>)	20 ft min	50 ft min	50 ft min	50 ft min	50 ft min	50 ft min
Building Footprint (<i>single-family and two-family dwellings</i>)	5,000 sf max	no max	no max	no max	no max	no max
Building Footprint (<i>all other buildings</i>)	10,000 sf max	no max	no max	no max	no max	no max
Height	35 ft max	35 ft max	35 ft max	35 ft max	35 ft max	35 ft max