

varying heights, and rock seating. Trash receptacles shall be logically placed to reduce litter however not visually prominent. Receptacles are best sited in the shade downwind and a respectful distance from pedestrian noses, and located so that dripping from the receptacle will not cause unsightly pavement stains. Receptacles shall be per the Town's specifications, large enough to be obvious, and every third receptacle shall be designated and signed for recycling.

(e) Parking design. Parking areas shall be designed to reduce the visual dominance of automobiles and shall be aesthetically compatible and sensitive to the built and natural landscape. Center block parking with multiple entrances from the street shall be employed wherever feasible.

5. Dumpsters. The sharing of a dumpster by two or more users is encouraged. All dumpsters shall be located out of public areas and screened by view by appropriate landscaping or fencing. No dumpster areas or compaction areas, loading or other such uses shall be located within 50 feet of any public street or within 20 feet of any public sidewalk or internal pedestrian way.

6. Loading docks & delivery / loading operations. Loading docks, truck parking, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. Delivery and loading operations should not disturb adjoining neighborhoods, or other uses. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 6:00 a.m.

4.05 Lakeshore One LS1

A. Purpose. To regulate the use and development of lakefront property primarily for recreation, tourism and entertainment purposes in a manner that:

1. Protects and enhances water quality;
2. Mitigates flood hazards;
3. Preserves and expands public access;
4. Maintains and improves views of the lake from public vantage points;
5. Maintains and improves views of the shoreline from the lake;
6. Is oriented primarily to boater, pedestrian and bicycle traffic and secondarily to vehicular traffic;

7. Promotes “greening” of shorelines, lot frontages and parking areas;
8. Limits the amount of impervious surface and associated stormwater runoff; and
9. Reduces the quantity and improves the quality of stormwater flowing into surface waters.

B. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted municipal plan and are in accord with the policies set forth therein.

C. Permitted Uses. Those uses indicated in Table A-1 and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited. The following additional standards shall apply to the uses indicated in Table A-1:

1. Inns over 10 rooms in size shall be considered as a conditional use.

D. Conditional Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

E. Area, Density, and Dimensional Requirements. In the Lakeshore One District, all requirements of this Section 4.05 and Table A-2 shall apply.

1. A structure encroaching into setbacks, including all applicable overlay districts may be rebuilt in the same footprint within ten years of demolition provided that the demolition is duly permitted and a compliant septic integrity report is submitted in accordance with Chapter Eight of the Colchester Code of Ordinances prior to construction. The requirement for a septic integrity report may be waived by the Colchester Wastewater Official if in his or her determination the work will not impact the septic system and/or if substantial information on the septic system already exists.
2. Lot coverage may be increased over 40% as listed in Table A-2 in accordance with subsection 4.05F herein. If a project is deemed to comply with subsection 4.06F lot coverage maximums does not apply.

F. Green Infrastructure Requirements.

1. Land development that meets the following criteria shall utilize the Vermont League of Cities and Towns Green Infrastructure Simplified Sizing Tool for Small Projects to demonstrate that 90% of annual storm events, or the first inch of rainfall from impervious surfaces, are adequately treated on the site and do not overwhelm off-site drainage areas or otherwise cause erosion:

- (a) Constructing or replacing a principal building; or

- (b) Increasing the footprint of an existing principal building by more than 25% within a 5-year period; or
 - (c) Increasing the amount of impervious surface on a lot by 1,000 square feet or more over a 5-year period; or
 - (d) Disturbing 1,000 square feet or more of soil on a lot within a 5-year period excluding septic work; or
 - (e) Enlarging a structure within the Floodplain District; or
 - (f) Increasing lot coverage over 40% or increasing lot coverage by any amount if lot coverage already exceeds 40%.
2. If any of the following conditions exist on the site that make compliance with Section 4.05F(1) unattainable, as determined by a Professional Engineer, green infrastructure shall be used to the extent feasible on-site to maximize infiltration and minimize off-site runoff:
- (a) Seasonally high or shallow groundwater as defined in the Vermont Stormwater Management Manual;
 - (b) Shallow bedrock as defined in the Vermont Stormwater Management Manual;
 - (c) Soils contaminated with hazardous materials as defined in 10 V.S.A. §6602(16);
 - (d) A stormwater hot spot as defined in the Vermont Stormwater Management Manual; or
 - (e) Other site conditions prohibitive of on-site infiltration of runoff subject to the review and approval of the Development Review Board.
3. Sites that require a State Stormwater Permit will be deemed to have complied with Section 4.05F(1) herein upon issuance.

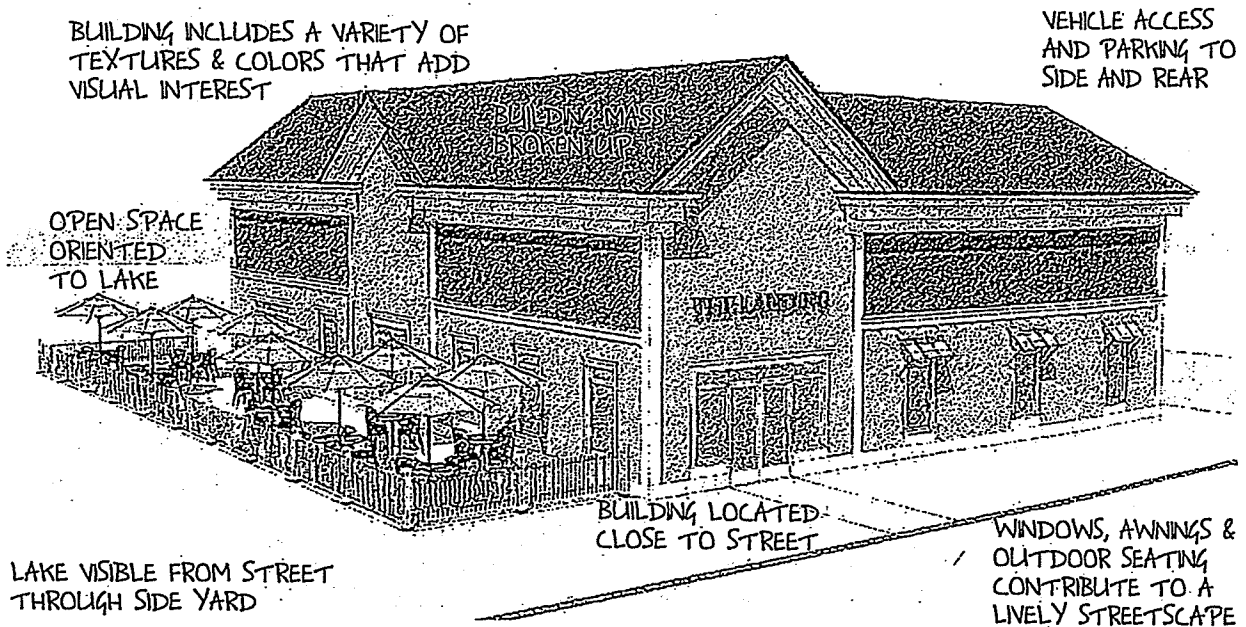
G. Building Placement and Design Standards. Applicants shall submit a site plan and elevation drawings for new or expanded principal buildings to demonstrate that:

- 1. To the maximum extent feasible, buildings are designed to fit into the natural terrain and to minimize any change in grade on the site.
- 2. Buildings are located near the street with at least one entrance readily accessible and connected visually as well as by sidewalk.
- 3. Open space is oriented to the lake to the maximum extent feasible.
- 4. Proposed land development is located and designed to provide views of the lake from the street.
- 5. The street-facing and lake-facing facades of buildings are comparable in design and appearance, exterior materials and finishes, and amenities.
- 6. Exterior wall surfaces facing a public roadway or parking area, or otherwise publicly visible, employ windows that offer views into the building interior to the maximum extent feasible given the intended function of the interior space.

7. All sides of a structure shall receive design consideration. The front, sides, and rear of buildings shall be attractively designed and articulated to eliminate large spans of blank exterior wall.
8. The mass of large buildings are broken up by incorporating visible changes in wall plane and roof form. Traditional roofline types such as gabled, hipped, and gambrel are strongly encouraged. Type, shape, pitch and direction of roofs should be considered in the design. Flat roofs are discouraged.
9. The building facade includes elements such as porches, awnings, windows, outdoor seating, landscaping and/or similar features that will add visual interest and contribute to creating a pedestrian-oriented environment.
10. The building incorporates architectural features and details including but not limited to cornices, columns, corner trim, porticos, display window, awnings, dormers, or porches shall be considered in every building design. Traditional features and details associated with Vermont's architectural heritage are strongly encouraged.
11. The building incorporates different exterior textures, colors and materials that add visual interest. The use of traditional building materials such as granite, brick, fieldstone, wooden clapboard, wooden shingles, etc. is strongly encouraged. Alternatively, contemporary materials that simulate traditional materials, and that have the same visual effect, may be utilized. The use of colors traditionally associated with the building style is encouraged.
12. All new vehicle use and parking areas are located to the side of principal buildings. Applicants are strongly encouraged to relocate or remove pre-existing parking areas located between the building and the street to the maximum extent feasible.
13. Any new vehicle or service entrances are located to the side of principal buildings and will be screened as viewed from the lake and the street.
14. Any new trash storage, building equipment, utilities or similar service functions are located to the side of principal buildings and will be screened as viewed from the lake and the street.
15. All new or expanded storage areas and structures that will not be fully enclosed will be located outside required setbacks. Applicants are strongly encouraged to relocate or remove pre-existing storage areas located between the building and the street to the maximum extent feasible.
16. All new or expanded outdoor storage areas will be screened as viewed from the lake and the street with a combination of fencing and landscaping. Boat storage areas should prioritize screening of the base or cradles of boats realizing that the size of boat precludes options for full screening.

17. All new or expanded storage structures that are not fully enclosed and have any open sides that face the street or lake will be screened from view with a combination of fencing and landscaping.

Figure 4-1. Building Placement and Design Standards Illustrated



4.06 Lakeshore Two LS2

A. Purpose. To foster the development of a small-scale, mixed-use village center on Malletts Bay that will offer residents and visitors access to recreation and entertainment opportunities, community-serving businesses, marine services, and lodging and dining options in a manner that:

1. Protects and enhances water quality;
2. Mitigates flood hazards;
3. Maintains and improves views of the lake from public vantage points;
4. Is oriented primarily to pedestrian and bicycle traffic and secondarily to vehicular traffic;
5. Promotes "greening" of lot frontages and parking areas;
6. Decreases the amount of impervious surface and associated stormwater runoff; and
7. Reduces the quantity and improves the quality of stormwater flowing into surface waters;
8. Promotes economic development.

B. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted municipal plan and are in accord with the policies set forth therein.

C. Permitted Uses. Those uses indicated in Table A-1 and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited. The following additional standards shall apply to the uses indicated in Table A-1:

1. Inns over 10 rooms in size shall be considered as a conditional use;

D. Conditional Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

1. Industrial uses lawfully in existence on January 1, 2016 shall be reviewed as a permitted use for expansions or other modifications.

E. Area, Density, and Dimensional Requirements. In the Lakeshore Two District, all requirements of this Section 4.06 and Table A-2 shall apply. Lot coverage may be increased over 40% as listed in Table A-2 in accordance with subsection 4.06F herein. If a project is deemed to comply with subsection 4.06F lot coverage maximums does not apply.

F. Green Infrastructure Requirements.

1. Land development that meets the following criteria shall utilize the Vermont League of Cities and Towns Green Infrastructure Simplified Sizing Tool for Small Projects to demonstrate that 90% of annual storm events, or the first inch of rainfall from impervious surfaces, are adequately treated on the site and do not overwhelm off-site drainage areas or otherwise cause erosion:

- (a) Constructing or replacing a principal building; or
- (b) Increasing the footprint of an existing principal building by more than 25% within a 5-year period; or
- (c) Increasing the amount of impervious surface on a lot by 1,000 square feet or more over a 5-year period; or
- (d) Disturbing 1,000 square feet or more of soil on a lot within a 5-year period excluding septic work; or
- (e) Enlarging a structure within the Floodplain District; or
- (f) Increasing lot coverage over 40% or increasing lot coverage by any amount if lot coverage already exceeds 40%.

2. If any of the following conditions exist on the site that make compliance with Section 4.06F(1) unattainable, as determined by a Professional Engineer, green infrastructure shall be used to the extent feasible on-site to maximize infiltration and minimize off-site run off:

- (a) Seasonally high or shallow groundwater as defined in the Vermont Stormwater Management Manual;
- (b) Shallow bedrock as defined in the Vermont Stormwater Management Manual;

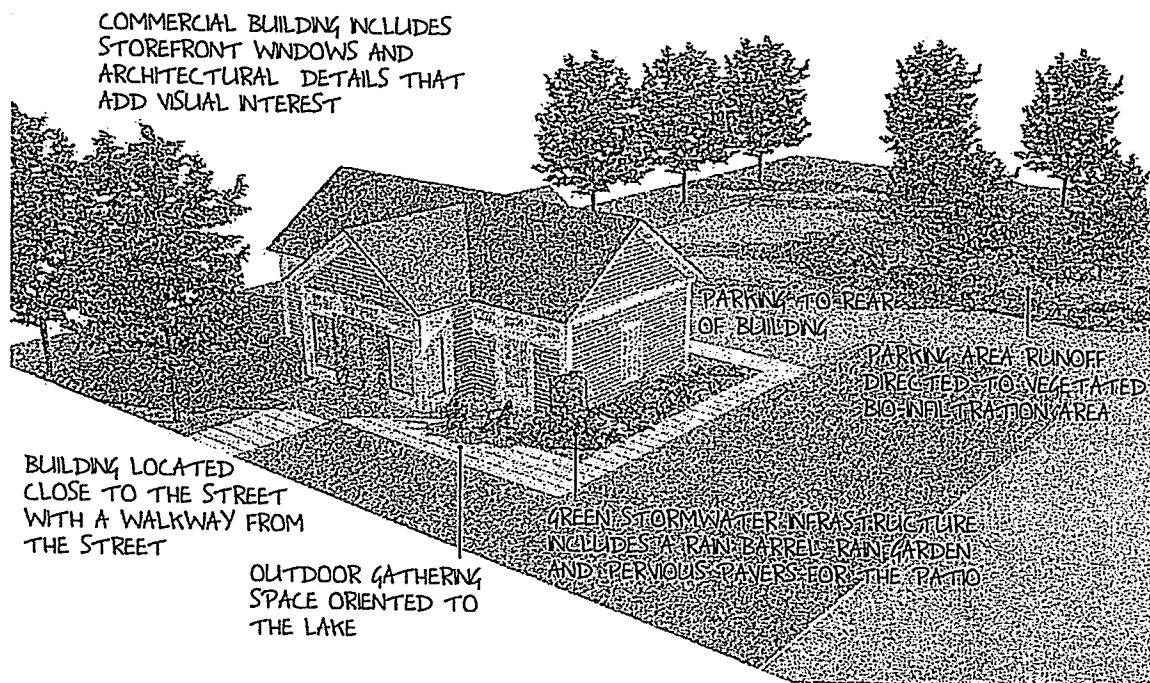
- (c) Soils contaminated with hazardous materials as defined in 10 V.S.A. §6602(16);
 - (d) A stormwater hot spot as defined in the Vermont Stormwater management Manual; or
 - (e) Other site conditions prohibitive of on-site infiltration runoff subject to the review and approval of the Development Review Board.
3. Sites that require a State Stormwater Permit will be deemed to have complied with Section 4.06F(1) herein upon issuance.

G. Building Placement and Design Standards. Applicants shall submit a site plan and elevation drawings for new or expanded principal buildings to demonstrate that:

1. To the maximum extent feasible, buildings are designed to fit into the natural terrain and to minimize any change in grade on the site.
2. Buildings are located near the street with at least one entrance readily accessible and connected visually as well as by sidewalk.
3. Exterior wall surfaces facing a public roadway or parking area, or otherwise publicly visible, should employ windows that offer views into the building interior given the intended function of the interior space
4. All sides of a structure shall receive design consideration. The front, sides, and rear of buildings shall be attractively designed and articulated to eliminate large spans of blank exterior wall.
5. The mass of large buildings is broken up by incorporating visible changes in wall plane and roof form. Traditional roofline types such as gabled, hipped, and gambrel are strongly encouraged. Type, shape, pitch and direction of roofs should be considered in the design. Flat roofs are discouraged.
6. The building facade includes elements such as porches, awnings, windows, outdoor seating, landscaping and/or similar features that will add visual interest and contribute to creating a pedestrian-oriented environment
7. The building incorporates architectural features and details including but not limited to cornices, columns, corner trim, porticos, display window, awnings, dormers, or porches shall be considered in every building design. Traditional features and details associated with Vermont's architectural heritage are strongly encouraged.
7. The building incorporates different exterior textures, colors and materials that add visual interest. The use of traditional building materials such as granite, brick, fieldstone, wooden clapboard, wooden shingles, etc. is strongly encouraged. Alternatively, contemporary materials that simulate traditional materials, and that have the same visual effect, may be utilized. The use of colors traditionally associated with the building style is encouraged.

8. All new vehicle use and parking areas are located to the side or rear of principal buildings. Applicants are strongly encouraged to relocate or remove pre-existing parking areas located between the building and the street to the maximum extent feasible.
9. Any new vehicle or service entrances are located to the side or rear of principal buildings and will be screened as viewed from the lake and the street. Any new trash storage, building equipment, utilities or similar service functions are located to the side or rear of principal buildings and screened as viewed from the lake and the street.
10. All new or expanded storage areas and structures that will not be fully enclosed will be located outside required setbacks. Applicants are strongly encouraged to relocate or remove pre-existing storage areas located between the building and the street to the maximum extent feasible.
11. All new or expanded outdoor storage areas will be screened as viewed from the street with a combination of fencing and landscaping. Boat storage areas should prioritize screening of the base or cradles of boats realizing that the size of boat precludes options for full screening.
12. All new or expanded storage structures that will not be fully enclosed and have any open sides that face the street will be screened from view with a combination of fencing and landscaping.

Figure 4-2. Building Placement and Design Standards Illustrated



GENERAL CATEGORIES			SPECIFIC USE			R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU
1.000 RESIDENTIAL																								
1.100 Single-Family Dwelling	1.110 Detached, one dwelling unit per lot	1.111 Site-built and modular structure	P	P	P	P	P	P	P	P	P	C	P	P	C	P					P			P
		1.112 Mobile home	P	P	P	P	P	P	P	P	C	P	P	P	C	P					P	P		P
		1.113 Occupant is directly engaged with on-premises commercial use						P	P	C	P	P	C	P	P	P								
	1.120 Detached, more than one dwelling per lot	1.121 Site-built	P1	P1	P1	P1	P1	P1	P1	C1	P1	P1	C1	P						P1				P1
		1.122 Mobile home park																				P1		
1.200 Two-Family Dwelling	1.210 Duplex		P	P	P	P	P	P	P	P	P	P	P	P	C	P					P			P
	1.220 Primary residence with accessory apartment		P	P	P	P	P	P	P	P	C	P	P	P	C	P					P			P
1.300 Multi-Family Dwelling	1.310 Multi-family residence		P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	C1	C					P1			P1
1.400 Dwellings Emphasizing Special Services, Treatment or Supervision	1.410 Residential Care Home		P	P	P	P	P	P	P	P	C	P	P	P							P			P
	1.440 Halfway house																	C						
	1.450 Congregate Housing		P1	P1	P1	C	C	P1	P1	P1	P1	P1	P1				C1				C			C
1.500 Miscellaneous, Rooms for Rent Situations	1.510 Boarding house		P	P	P	C	C	P	P	P	C	C									C			C
	1.520 Bed & Breakfast		P	P	P	P	P	P	P	P	P	P	P	C	P						P			P
	1.530 Hotel & Motel										C	C	C		C	C								
	1.540 Extended Stay Hotel										C	C	C			C								
	1.550 Inn													C	P									
	1.560 Campground							C				C	C			C	P							
	1.570 Primitive Campground																				C			C
1.600 Temporary Emergency, Construction and Repair Residences			P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P		P
1.700 Home Businesses	1.710 Home occupations		P	P	P	P	P	P	P	P	P	P	P	P	C	P					P	C		P
	1.720 Home businesses		C	C	C	C	C	C	P	C	C	C	C	C	C	C					C			C
1.800 Planned Residential Development			P	P	P	P	P	P	P	P	P	P	P	P	C	P					P	P		P

I = Subject to PUD Standards P=Permitted Use C=Conditional Use

Table of uses only.

For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES			SPECIFIC USE		R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU
2.000 SALES AND RENTAL OF GOODS																							
2.100 General Sales	2.110 Convenience store	2.111 With gasoline sales									C			C			P	C	C				
		2.112 Without gasoline sales							P	P	P	P	P				P		P				
	2.120 Shopping Center	2.121 Without drive-up							P	P		P	P				P		P				
		2.122 With drive-up							C	C	C						C		C				
	2.130 Retail Sales	2.131 With store area less than 10,000 s.f. without drive-up							P	P	P	P	P			P	P	P					
		2.132 With store area less than 10,000 s.f. with drive-up							C	C	C	C	P				P		P				
		2.133 With store area more than 10,000 s.f. but less than 50,000 s.f. without drive-up								C							P		P				
		2.134 With store area more than 10,000 s.f. but less than 50,000 s.f. with drive-up								C							P		P				
		2.135 With store area greater than 50,000 s.f. without drive-up															P		P				
		2.136 With store area greater than 50,000 s.f. with drive-up															P		P				
		2.137 Retail sales with a significant component of goods sold being ag or produced on the premises							P	P	P	P	P				P		P				P
	2.140 Retail Food Establishment	2.141 With store area less than 5,000 s.f.							P	P	P	P	P			P	P	P					
		2.142 With store area greater than 5,000 s.f. & supermarkets							C	C	C		C				P		P				
	2.150 Wholesale Establishment	2.151 With store area less than 10,000 s.f.							C	C	C	C	C				P	P	P				

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GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU
		2.152 With store area more than 10,000 s.f. but less than 50,000 s.f.							C						P	P	P				
		2.152 With store area greater than 50,000 s.f.													P	P	P				
	2.170 Equipment sales with associated repair	2.171 Small equipment								C		C			P	C	P				
		2.172 Large equipment										C			P	P	P				
	2.180 Commercial Greenhouse	No on-premises sales permitted				P	P	P	P	P	P	P			P		P	P			P
		On-premises sales permitted				P	P	P	P	C	P	P			P		P	P			P
	2.190 Roadside stands for the sale of produce grown on the premises					P	P	P	P									P			P
2.200 Mobile Home Sales & Rental															C	C	C		C		
2.300 Marine Sales	2.310 Without associated service & repair							C	C					P	P	C	C				
	2.320 With associated service & repair							C	C					C	C	C	C				
2.400 Automobile Sales	2.410 Without associated service & repair								C						C	C	C				
	2.420 With associated service & repair								C						C	C	C				
2.500 Automotive Accessory Sales	2.510 Without installation							P	P	P	P	P			P	C	C				
	2.520 With installation							C	C	C		C			P	C	C				
2.600 Rental	2.6100 General Merchandise							C	C	C	P	P			P	P	P				
	2.620 Equipment									C		C			P	P	P				
	2.630 Automobile								C						C	P	P				
	2.640 Marine												P	P							

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Table of uses only.

For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU
3.000 OFFICE & SERVICES																					
3.100 Office	3.110 General Office							P	P	P	P	P		P	P	C	C				
	3.120 Research Facility or Laboratory							C	C	C	C	C		C	P	P	P				
	3.130 Medical Office	3.131 With not more than 10,000 square feet of gross floor area						P	P	P	P	P		C	P		C				
		3.132 With greater than 10,000 square feet of gross floor area						C	C	P	C	C			P		C				
		3.133 With Clinic						C	C	C	C	C			P		C				
3.200 General Services	3.210 Radio & Television Studio							P	P	P	P	P			P	P	P				
	3.220 Financial Institution							P	P	P	P	P		C	P	C	C				
	3.230 Banks	3.231 With drive-up windows						C	C	C	C	P			P		C				
		3.232 Without drive-up windows						P	P	P	P	P		P	P		C				
	3.240 Personal or Business Service							P	P	P	P	P		P	P		P				
	3.250 Artist Production Studio					C	C	P	P	P	P	P	C	P	P	C	P	C			C
	3.260 Funeral home							P	P	P	P	P			P						
	3.270 Crematorium															C					
	3.280 Drycleaner & Laundromat	3.281 Majority of business is walk-in or self-serve						C	C	P	P	P		C	P		C				
		3.282 Majority of business is not walk-in						C	C		C	C			P	P	P				
	3.290 Animal Services	3.291 Veterinary Clinic				C	C	C	C	C	P	P		C	P		C	C			C
		3.292 Kennel				P	P		C		C	C			P	C	C	P			P
		3.293 Grooming Facility				C	C	C	C	C	P	P		C	P		C	C			C
		3.294 Animal Shelter				C	C		C		C	C			P		C	C			C

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Table of uses only.

For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU	
3.300 Automotive Services	3.310 Service & Repair	3.311 Without body work							C	C	C	P			P	P	P					
		3.312 With body work							C			C			C	P	P					
	3.320 Body Work								C			C			C	P	P					
	3.330 Car Wash								C			C			P	C	C					
	3.340 Gasoline Sales	3.341 Without Service & Repair							C			C			P	C	C					
		3.342 With Service & Repair								C						P	C	C				
4.000 MANUFACTURING & PROCESSING, OF GOODS, MERCHANDISE AND EQUIPMENT																						
4.100 All operations conducted entirely within fully enclosed building	4.110 Printing & binding production facilities								C		C	P			P	P	P					
	4.120 Photocopy & printing shop with accessory retail							C	C	C	C	P			P		P					
	4.130 Equipment repair	4.131 Small equipment								C	P	P		C	P	P	P					
		4.132 Large equipment										P			P	P	P					
	4.140 Manufacturing & processing with related distribution & warehousing									C	C	C	C		C		P	P				
	4.150 Small-Scale Manufacturing								P	P	P	P	P		P	P	P	P				
4.200 Operations conducted within & outside fully enclosed building																						
	4.210 Lumber & contractor's yard								C		C	C			P	P	P					
	4.220 Salvage yard															C	C					
	4.230 Landscape contractor's yard					C	C		C						P	P	P	C			P	
4.3 Slaughter House																C						
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																						

I = Subject to PUD Standards P=Permitted Use C=Conditional Use

Table of uses only.

For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU
5.100 Schools	5.110 Elementary and secondary including associated grounds and athletic and other facilities		C	C	C	C	C	P	P	P	P	P		C				C			C
	5.120 Trade or vocational schools							P	P	P	P	P			P	P	P				
	5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)							P	P	P	P	P			C		C				
	5.200 Religious Use such as churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)		C	C	C	C	C	P	P	P	P	P		P	P		C	C			C
5.300 Orphanage								C	C	C	C	C									
5.400 Cultural Facilities such as libraries, museums, art galleries, art centers and similar uses	5.410 Located within a building having a gross floor area not exceeding 500 square feet		P	P	P	P	P	P	P	P	P	P		P	P		C				C
	5.420 Within a building having a gross floor area exceeding 500 square feet		C	C	C	C	C	P	P	P	P	P		P	P		C				C
5.500 Social clubs such as, union halls, fraternal clubs and lodges								C	C	C	P	P	C	P	P		C				
6.000 RECREATION & ENTERTAINMENT																					
6.100 Activity conducted entirely within building or substantial structure	6.110 Athletic facility							P	P	P	P	P	P	P	P	C	P				
	6.120 Movie theaters	6.121 Seating capacity of not more than 300						P	P	P	P	P		C	P		C				
		6.122 Seating capacity of more than 300						C	C	C	C	C			P		C				
	6.130 Theaters & Music Halls	6.131 Seating capacity of not more than 300						C	C	C	C	C		C	P		C				
		6.132 Seating capacity of more than 300							C	C	C	C			P		C				
	6.140 Adult Entertainment														C						
	6.150 Event Facility							P	P	P	P	P	C	P	P		P	C			C
	6.160 Indoor Firing Range					C			C	C	C	C			C	C	C	C			C
6.200 Activity conducted primarily outside enclosed	6.210 Recreational facilities –privately owned facilities such as golf and country clubs, etc.					C	C	C	C	C	P	P	P	P	P		C	C		C	C

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Table of uses only.

For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU	
buildings or structures	6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc.		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C		C	C	
	6.230 Stables and arenas for horses					P	P	C	C	C	P	P						P			P	
	6.240 Racing tracks - automobile and motorcycle															C						
	6.250 Open air markets, farm and craft markets,, produce markets					C	C	P	P	P	P	P	P	P	P		C	P			P	
	6.260 Drive-in movie theaters							C	C		C	C			P							
	6.270 Water-based facilities	6.271 Marinas and yacht clubs				C	C	C	C		C	C	P	C	P							
		6.272 Residential Marine Associations	C	C	C	C	C	C	C	C				P	P							
6.280 Outdoor Firing Range					C	C					C							C			C	
6.300 Coliseums, stadiums and all other facilities listed in the 6.100 & 6.200 classifications designed to seat or accommodate more than 1,000 people											C	C			P	C	C					
7.000 INSTITUTIONAL RESIDENCE, CARE, OR CONFINEMENT FACILITIES																						
7.100 Hospital								C	C	P	C	C			P							
7.200 Nursing Care Home			P	P	P	P	P	P	P		P	P						P			P	
7.300 Nursing care institution								C	C	P	P	P			C							
7.400 Mental Health Facility (other than halfway houses)								C	C	C					C							
7.500 Correctional facilities																C						
7.600 Home-based day care facilities up to six children			P	P	P	P	P	P	P	P	P	P	C	P				P	P		P	
7.700 Intermediate day care facilities			P	P	P	P	P	P	P	P	P	P		P	C	C	C	P	C		P	
7.800 Large day care facilities			C	C	C	C	C	P	P	P	P	P		C	C	C	C	C	C		C	

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GENERAL CATEGORIES			SPECIFIC USE			R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU
7.900 Hospice Care Home									C	C	P	P	P	P	P			P	C	P	C			
8.000 RESTAURANTS, BARS, NIGHT CLUBS																								
8.100 Restaurants	8.110 Standard	8.111 With outdoor seating					P	P	P	P	P	C	P	P	P	C	P	P		C				
		8.112 Without outdoor seating					P	P	P	P	P	C	C	P		C								
	8.120 Short-Order	8.121 No drive-up service					C	C	C	C	P		C	P	C	C								
		8.122 With outdoor seating					C	C	C	C	P			P	C	C								
		8.123 Drive-up service allowed						C			C			C		C		C						
8.200 Bars									C	C	C	C	C	C	C	C	C	C						
8.300 Night Clubs										C				C	C	C	C	C						
8.400 Mobile Food Units									C	C	C	C	C		C	C	C	C	C				P	
9.000 STORAGE AND PARKING																								
9.100 Automobile parking garages or parking lots not located on a lot on which there is another principle use to which the parking is related									C	C	C	C	C		C	P	P	P						
9.200 Storage of goods not related to the sale or use of those goods on the same lot where they are stored	9.210 Warehousing with all storage within completely enclosed structures															C	P	P					P	
	9.220 Mini-storage with all storage within completely enclosed structures								C							C	C	C						
	9.230 Archival Facility								C			C				P	P	P						
	9.240 Distribution Facility											C	C			P	P	P					P	
	9.250 Auto, marine, or equipment storage outside completely enclosed structures								C				C		C	P	P	P					C	
	9.260 Marine storage inside													C	C									

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GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU
10.000 AGRICULTURAL, SILVICULTURAL, MINING, QUARRYING OPERATIONS																					
10.100 Agricultural operations	10.110 Excluding livestock				P	P	P	P	P		P	P						P		C	P
	10.120 Including livestock				P	P	C	C	C		P	P						P		C	P
10.200 Silvicultural operations			C	C	C	P	P	P	P	C	P	P			P	P	P	P	C	C	P
10.300 Mining operations					C	C									C	P		C		C	C
10.400 Reclamation landfill																P	C				
11.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES																					
11.100 Cemetery			P	P	P	P	P	P	P	P	P	P		C	C			C			C
11.200 Waste Processing	11.210 Sanitary Landfill															C					
	11.220 Transfer Station															C	C				
11.300 Transit Centers	11.310 Train Station						P	P	P	P	P	P			P	P					
	11.320 Train Yard															C					
	11.330 Bus Station						C	C	C	C	C	C			P	P	P				
11.400 Public Garage	11.410 Local						C	C				C			C	P	P				
	11.420 State									C		C			C	P	P				
11.500 Municipal Services	11.510 Town Hall		C	C	C	C	C	P	P	P	P	P			P		C				
	11.520 Community Center		C	C	C	C	C	P	P	P	P	P	P	P	P		C	C			C
	11.530 Police stations		C	C	C	C	C	P	P	P	P	P			P	C	C	C			C
	11.540 Fire stations		C	C	C	C	C	P	P	P	P	P			P	C	C	C			C
	11.550 Rescue squad, ambulance services		C	C	C	C	C	P	P	P	P	P			P	C	C	C			C
11.600 National guard center							C	C	C	C		C			C	P	C				
11.700 Civil defense operations							C	C	C	C						C	C				
11.800 Post Office							P	P	P	P	P	P			P	P	P				
11.900 Essential Service Facility	11.910 Neighborhood		P	P	P	P	P	P	P	P	P	P	C	C	P	P	P	P	P	C	P

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GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	COM	IND	BD	AGR	MHP	FP	AMU
	11.920 Community or regional		C	C	C	P	P	C	C	C	C	C	C	C	P	P	P	P		C	P
12.000 TOWERS AND RELATED STRUCTURES																					
12.100 Tower	12.110 Less than 50 feet tall		C	C	C	P	P	P	P	P	P	P			P	P	P	P	C		P
	12.120 50 feet tall or greater		C	C	C	C	C	C	C	C	C	C			P	P	P	C	C		C
	12.130 Wind Turbine		C	C	C	C	C				C				C	C	C	C			C
13.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
14.000 PLANNED UNIT DEVELOPMENT			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P

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Table of uses only.
For specific conditions and exceptions & GD3 District see text.

District	Density	Minimum Lot Size	Frontage	Primary Front Yard Setback	Primary Side Yard Setback	Primary Rear Yard Setback	Acc. Front Yard Setback	Acc. Side Yard Setback	Acc. Rear Yard Setback	Total Lot Coverage Max	Primary Building Height Max	Acc. Building Height Max
R3 Class I	1 DU/10,000 sf	10,000 sf	1 du./100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R3 Class II	1 DU/15,000 sf	15,000 sf	1 du./100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R2 Class I	1 DU/15,000 sf	15,000 sf	1 du./125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R2 Class II	1 DU/20,000sf	20,000 sf	1 du./125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R1 Class I	1 DU/30,000 sf	30,000 sf	1 du./150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R1 Class II	1 DU/40,000sf	40,000 sf	1 du./150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R5	1 DU/5 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat	35 ft ridge 30 ft flat
R10	1 DU/10 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat	35 ft ridge 30 ft flat
GD1 Class I	1 DU/10,000 sf	10,000 sf	1 du./100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	40 ft ridge 35 ft flat	30 ft ridge 25 ft flat
GD1 Class II	1 DU/20,000sf	20,000 sf	1 du./100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	40 ft ridge 35 ft flat	30 ft ridge 25 ft flat
GD2 Class I	(MU) 1 DU/ 4,356 sf	20,000 sf	1 du./100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
GD2 Class II	(MU) 1 DU/ 10,890 sf	20,000 sf	1 du./100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
GD4	1 DU/10,000sf	10,000 sf	1 du./100 ft	30	15 ft	25 ft	45 ft	15 ft	30 ft	60%	20 ft eave 34 ft ridge 24 flat rooflines	20 ft eave 34 ft ridge 24 flat rooflines
BD		10,000 sf	100 ft	25 ft.	15 ft.	25 ft.	25 ft.	15 ft.	25 ft.	80%	0 ft ridge 35 ft flat	40 ft ridge 35 ft flat
COM		20,000 sf	100 ft	45 ft	15 ft	30 ft	45 ft	15 ft	30 ft	Class I 70% Class II 60%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
IND		40,000 sf	150 ft	45 ft	20 ft	25 ft	45 ft	15 ft	15 ft	80%	0 ft ridge 35 ft flat	40 ft ridge 35 ft flat
AGR	1 DU/25 acres	40,000 sf	1 du./ 300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat

District	Density	Min Lot Size	Frontage	Primary Front Yard Setback	Primary Side Yard Setback	Primary Rear Yard Setback	Acc. Front Yard Setback	Acc. Side Yard Setback	Acc. Rear Yard Setback	Total Lot Coverage Max	Total Building Coverage Max	Primary Building Height Max	Acc. Building Height Max
MHP	1 DU/ 15,000sf	15,000 sf	1 du./ 100 ft	15 ft	10 ft	10 ft	15 ft	10 ft	10 ft	20%		40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
FP		40,000 sf	300 ft	200 ft	200 ft	200 ft	200 ft	200 ft	200 ft	10%		40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
AMU	1 DU/ 40,000sf	40,000 sf	150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%		40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
LS1	1 DU/ 30,000 sf	30,000 sf	120 ft	15 ft	15ft	15 ft	15 ft	15 ft	15 ft	40%	40%	40 ft ridge com. 35 ft flat com. 20 ft. ridge	20 ft.
LS2	1 DU/ 10,000 sf	10,000 sf	100ft	20 ft	15 ft	15 ft	15 ft	15 ft	15 ft	40%	40%	40 ft ridge com. 35 ft flat com. 20 ft. ridge res. 20 ft. ridge res.	20 ft.

Additional Considerations

(1) = In all districts, total front yard coverage shall not exceed 30%.

(2) = 45 foot front yard setback required for primary and accessory structures on highways (see Article 2.05 Setbacks & Buffers)

(3) = Minimum lot size and setbacks may be reduced when approved in accordance with Article Nine

(4) = In the Agricultural District, silos and grain elevators shall be excluded from height restrictions.

(5) = The height of buildings may be increased in accordance with Article Two Section Seven.

(6) = Multi-family = MU and Dwelling Unit = DU

(7) Please consult associated Article and Section in Development Regulations for additional considerations and requirements.

(8) In accordance with Section 2.06E herein accessory structure heights may be increased up to up to thirty (30) feet in height or the height of the primary structure whichever is less.

(9) The AMU District has a minimum .5 acre lot size and maximum 1 acre lot size for residential lots. Lot coverage in the AMU District may be increased in accordance with Section 6.04E.

(10) The dimensional standards for the GD3 District can be found in Section 4.03 of the Development Regulations.

(11) For lots accessed off a private drive or road, the front yard setback shall also apply to that section of the lot that fronts the private road or drive.

Class I = Municipal water and either municipal sewer or community septic

Class II = Individual on-site septic