

**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**

	<b>HDRC</b>	<b>MDRC</b>	<b>LDRC</b>	<b>ASRR</b>	<b>FC</b>	<b>WS</b>
<b>Residential Density</b> ( <i>dwelling units per acre</i> )	2 du/ac max	1 du / 2.5 ac max	1 du / 5 ac max	1 du / 10 ac max	1 du / 25 ac max	1 du / 25 ac max
<b>Lot Size</b> ( <i>residential use</i> )	1 ac min	1 ac min	1 ac min	See Section 252	1 ac min	25 ac min
<b>Lot Size</b> ( <i>nonresidential use</i> )	1 ac min	5 ac min	5 ac min	2 ac min	5 ac min	25 ac min
<b>Lot Frontage</b> ( <i>lot &lt;2 acres</i> )	100 ft min	100 ft min	100 ft min	100 ft min	100 ft min	500 ft min
<b>Lot Frontage</b> ( <i>lot 2 to &lt;5 acres</i> )	150 ft min	150 ft min	150 ft min	150 ft min	150 ft min	500 ft min
<b>Lot Frontage</b> ( <i>lot 5 to &lt;10 acres</i> )	150 ft min	200 ft min	200 ft min	200 ft min	200 ft min	500 ft min
<b>Lot Frontage</b> ( <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
<b>Lot Coverage</b> ( <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
<b>Lot Coverage</b> ( <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
<b>Setback</b> ( <i>from road centerline</i> )	50 ft min	75 ft min	75 ft min	100 ft min	75 ft min	75 ft min
<b>Setback</b> ( <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
<b>Setback</b> ( <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
<b>Building Footprint</b> ( <i>single-family and two-family dwellings</i> )	5,000 sf max	no max	no max	no max	no max	no max
<b>Building Footprint</b> ( <i>all other buildings</i> )	10,000 sf max	no max	no max	no max	no max	no max
<b>Height</b>	35 ft max	35 ft max	35 ft max	35 ft max	35 ft max	35 ft max