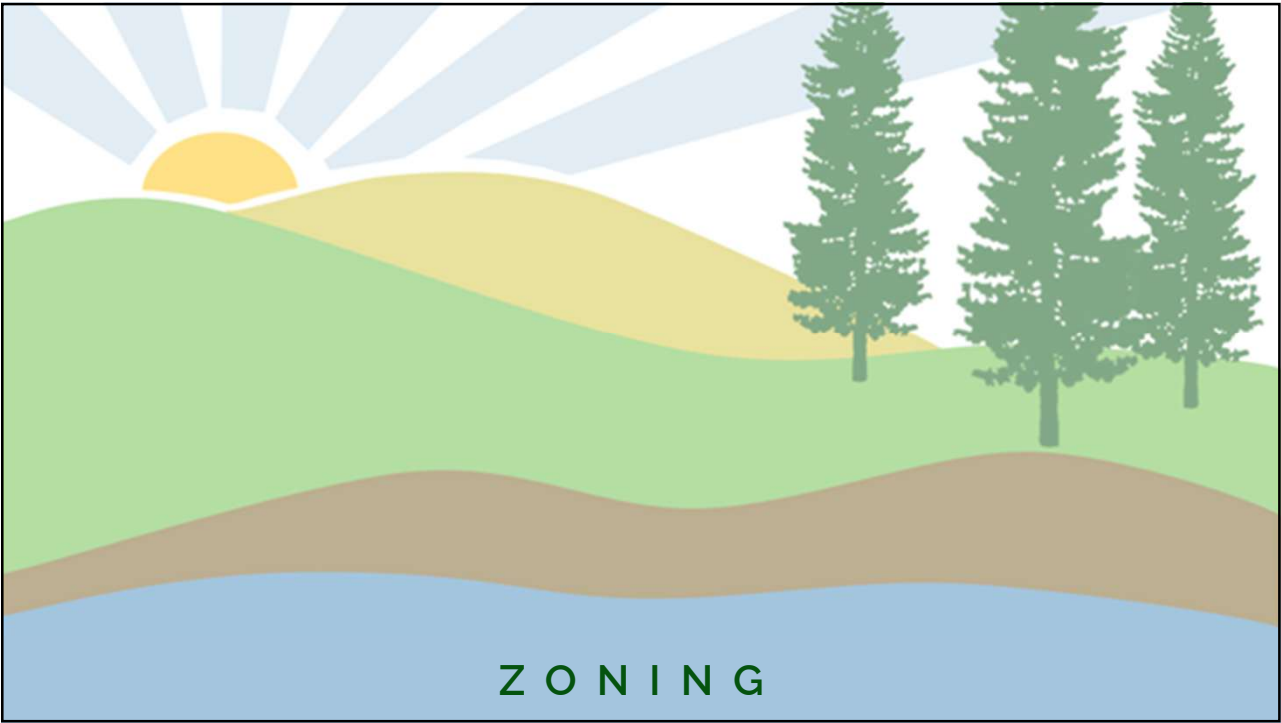
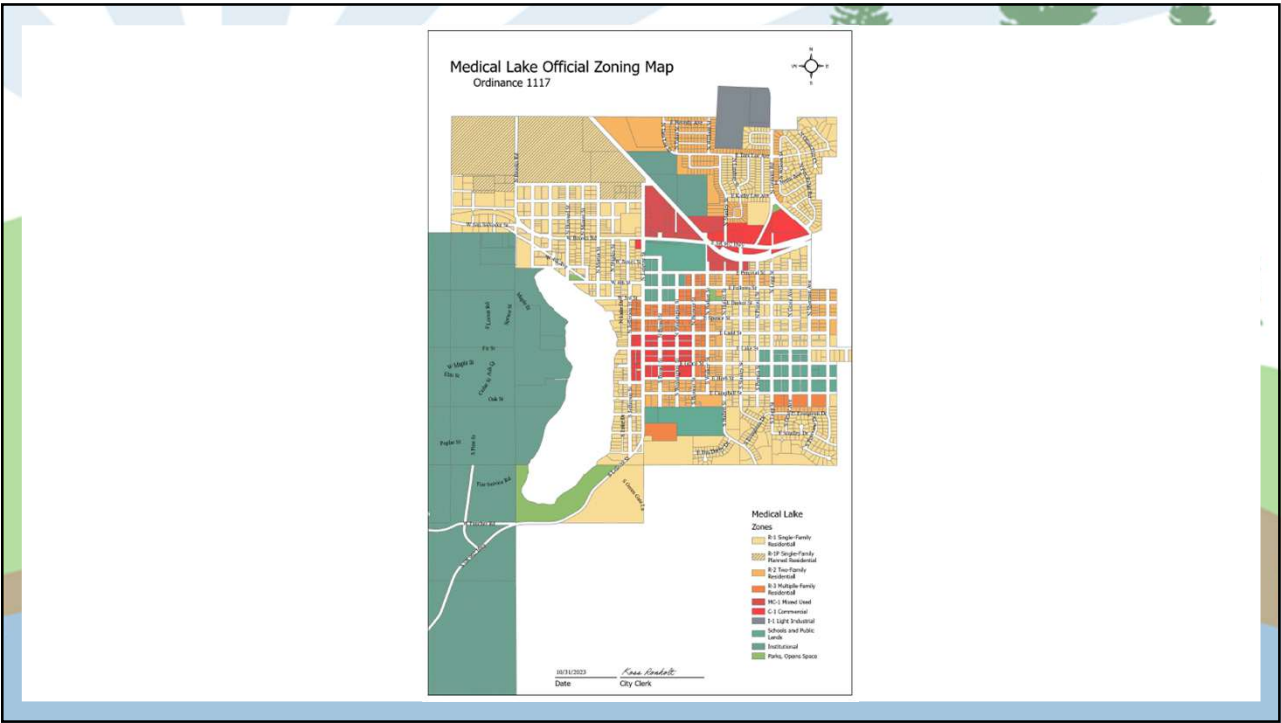




1



2

Existing Zones

Single-Family Residential (R-1)
Single-Family Planned Residential (R-1P)
Two-Family Residential (R-2)
Multiple-Family Residential (R-3)
Mixed Use (MC-1)
Commercial (C-1)
Light Industrial (L-1)
Schools and Public Lands
Institutional
Parks, Open Space

3

Lot Size Standards

Zone	Max Density	Min Lot Size	Min Lot Width	Min Street Frontage
Single-Family Residential (R-1)	7.3 units per acre	6,000 sf	60 feet	50 feet
Single-Family Planned Residential (R-1P)	7.3 units per acre	6,000 sf	60 feet	50 feet
Two-Family Residential (R-2)	9.2 units per acre	9,500 sf (4,750 sf)	80 feet	60 feet
Multiple-Family Residential (R-3)	18.3 units per acre	11,000 sf (2 units) + 2,000 per additional unit	80 feet	60 feet
Mixed Use (MC-1)	None	3,500 sf	40 feet	30 feet
Commercial (C-1)	None	3,500 sf	30 feet	30 feet
Light Industrial (L-1)	Residential not allowed	5,000 sf	50 feet	50 feet
Schools and Public Lands	Residential not allowed	6,000 sf	60 feet	50 feet
Institutional	Residential not allowed	none	none	none
Parks, Open Space		none	none	none

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Development Standards							
Zone	Max Building Coverage	Front Setback	Garage Entrance Setback	Rear Setback	Interior Side Setback	Exterior Side Setback	Max Height
Single-Family Residential (R-1)	35%	15 feet	20 feet	15 feet	5 feet	10 feet	35 feet
Single-Family Planned Residential (R-1P)	35%	15 feet	20 feet	15 feet	5 feet	10 feet	35 feet
Two-Family Residential (R-2)	45%	15 feet	20 feet	15 feet	5 feet	10 feet	35 feet
Multiple-Family Residential (R-3)	45%	15 feet	none	5 feet*	5 feet	10 feet	40 feet
Mixed Use (MC-1)	85%*	5 feet	5 feet	5 feet*	5 feet	5 feet	40 feet
Commercial (C-1)	100%	none	none	none	none	none	40 feet
Light Industrial (L-1)	45%*	30 feet	none	20 feet*	10 feet*	30 feet	40 feet
Schools and Public Lands	35%	15 feet	none	5 feet	5 feet	10 feet	35 feet
Institutional	none	none	none	none	none	none	none
Parks, Open Space	none	none	none	none	none	none	none

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Use	Development
• Residential • Retail • Office • Storage • Parking • Industrial • Commercial • Medical • School • Government	• House • Duplex • Apartments • Building • Shop • Garage • Shed • Landscaping • Parking Lot • Fence

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Uses (R-1 example)

Permitted (Primary) Uses

- (1) One single-family building per lot;
- (2) Noncommercial gardening and fruit raising;
- (3) Signs in accordance to [Chapter 17.39](#), Signs;
- (4) Fences and hedges in accordance to [Chapter 17.40](#), Fences and Hedges;
- (5) Planned unit developments a minimum of two acres in size, in accordance to [Chapter 17.34](#), Planned Unit Development;
- (6) Wireless communication service facilities in accordance to [Chapter 17.52](#), Wireless Communications Facilities;
- (7) Animals in accordance with MLMC [Title 7](#), Animals.

Accessory Uses

- (1) One above or below ground private swimming pool per lot shall be enclosed by a fence at least forty-eight inches high with a locking entry gate or otherwise in accordance with the International Building Code.
- (2) Outdoor patio and/or deck (covered and uncovered);
- (3) Home occupations in accordance with [Chapter 17.45](#), Home Occupation Permit;
- (4) One of the following accessory buildings provided in subsection (4)(A) of this section and one of the accessory buildings provided in subsection (4)(B) of this section and any combination of two of the accessory buildings provided in subsection (4)(C) of this section:
 - (A) Attached garage or carport or structure that combines these two uses.
 - (B) Detached garage or carport or work shop or structure that combine one or more of these uses.
 - (C) Detached minor structure such as a storage building, gazebo, hot-tub enclosure, greenhouse, or play house.

Conditional Uses

- (1) Churches, schools, hospitals and government;
- (2) Dependent care housing;
- (3) Essential public facilities other than secure community transition facilities.

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Permitted Uses (C-1 example)

- (1) Specified wireless communications facilities pursuant to MLMC [Chapter 17.52](#), Wireless Communications Facilities;
- (2) Banks and professional offices;
- (3) Barbershops, beauty parlors;
- (4) Billiard and pool parlors;
- (5) Theaters, recreational centers and other places of amusement;
- (6) Restaurants, cafes, taverns;
- (7) Small machinery rental and repair (individual machine weighing less than five hundred pounds);
- (8) Studios, undertaking establishments;
- (9) Package liquor sales;
- (10) Bus depots;
- (11) Commercial garages, automobile sales, service, motor vehicle drive-yourself auto and truck rentals, gasoline service stations;
- (12) Lumberyards having as the essential purpose the sale of merchandise to customers;
- (13) Laundries and dry-cleaning establishments;
- (14) Heating and plumbing equipment sales, supplies, installation and service;
- (15) Accessory uses, such as repair service relating to the sales in the essential and permitted uses;
- (16) Operation of motors and other equipment relating to the function of the essential use;
- (17) Signs in accordance with MLMC [Chapter 17.39](#), Signs;
- (18) Mini-storage facilities provided that they are not located within the established central business district boundaries;
- (19) Animal hospitals and clinics for the treatment and the hospitalization of dogs and cats and other small animals, excluding livestock, while actually undergoing medical treatment; the conduct of a kennel for the board or keeping of animals is not a permitted use in a C-1 zone;

- (20) Post offices, library, government offices;
- (21) Parking in accordance with MLMC [Chapter 17.36](#), Off-Street Parking;
- (22) Newspaper offices, printing and copying services;
- (23) Nursery, greenhouse;
- (24) Upholstery shop;
- (25) Hotel, motel, bed and breakfast;
- (26) Carwash;
- (27) Educational services;
- (28) Residential dwelling units (apartments or condominium-type) in conjunction with the primary commercial business, provided that any such dwelling unit is located on floors above the first story, and that use of said first story remains at a minimum of eighty percent commercial use;
- (29) Grocery and convenience stores;
- (30) Fraternal halls;
- (31) Exercise facility/spa;
- (32) Any uses not listed may be permitted if it is found that the proposed use conforms with the spirit and intent of all sections of the C-1 zone.
- (33) Day care center.

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Housing Types

R-1 Zone = Single-Family House

R-2 Zone = Single-Family House or Duplex or Townhouse

R-3 Zone = Plexes or Apartments

C-1 Zone = Apartments

MC-1 Zone = Apartments

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Actions Being Considered

1. Remove R-1P Zone
2. Consolidate C-1 , I-1, and MC-1 Zones
3. Consolidate Schools & Public Land, Institutional, and Parks Open Space
4. Remove minimum lot size for zones other than R-1
5. Change residential restrictions in commercial zones
6. Allow more housing types in residential and commercial zones
7. Provide for the opportunity to cluster development in environmentally sensitive areas
8. Simplify use categories
9. Consolidate development standards
10. Clean up permitted (primary), accessory, and conditional uses

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