

ARTICLE IV: DISTRICT REGULATIONS

§400 LOW DENSITY DISTRICT (LD)

A. Purpose

The purpose of the Low Density District (LD) is to protect agricultural lands and uses from incompatible uses and development; to maintain the open rural character of the community by providing for low-density development of the type that is compatible with the rural character of the community, and to protect the natural environment.

B. Permitted Uses and Area & Bulk Requirements

Table 1 – Low Density District

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building (a)			Detached Accessory Buildings Garages/Carport, Residential Uses (d)		Other Accessory Buildings (d)		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
Single Family Detached Dwelling (excluding mobile homes and mobile home parks) or two-family dwelling		2	200	40	50	35	20	20	20	20	35	15%
Single Family Farm Dwelling		5	200	40	50	35	20	20	20	20	35	15%
Two-Family Dwelling		2	200	40	50	35	20	20	20	20	35	25%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building (a)			Detached Accessory Buildings Garages/Carport, Residential Uses (d)		Other Accessory Buildings (d)		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
Manufactured Home (Double Wide Only)		2	200	40	50	35	20	20	20	20	35	15%
Accessory Dwelling Unit		2	See Section 508								35	25%
Farm Buildings and Other Farm Structures (c)		10	300	140	50	50			50	50	50	15%
Farm Worker Housing (dedicated to the farm it serves on the same lot)	X	10	300	See Section 729					20	20	35	15%
Game Farms, Fish Hatcheries and Fishing Reserves		10	300	100	50	50			50	50	50	40%
Nurseries, Orchards, Greenhouse, Vineyards		10	300	100	50	50			50	50	50	40%
Manure Storage Facilities (c)		See Section 518										
Farm Market	X	3	See Section 707						20	20	35	15%

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		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
Farm and Garden Supplies/Farm Equipment Sales & Supplies		3	300	50	30	30			20	20	35	40%
Outdoor Recreational Facilities and Businesses (including tennis courts, parks, individual campsites, picnic groves, golf courses, swimming, fishing, and boating facilities, but excluding archery courses, rifle ranges, trap and skeet facilities, hunting reserves, and uses with similar safety hazards)	X	3	200	See Section 720				50	50	35	50%	
Archery Courses, Rifle Ranges, Trap and Skeet Facilities, Hunting Reserves, and Similar Uses	X	10	500	See Section 720				50	50	35	15%	

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building (a)			Detached Accessory Buildings Garages/Carport, Residential Uses (d)		Other Accessory Buildings (d)		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage	
		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%	
Public and Semi-Public Uses (governmental buildings, proprietary or not-for-profit hospitals, nursing homes)		2	150	50	30	30			20	20	35	15%	
Public Utilities and Essential Services	X	2	200	See Section 725						50	50	35	40%
Cemeteries	X	10	300	See Section 722						20	20	35	15%
Private Airstrips	X	10	300	See Section 713						50	50	50	15%
Civic and Social Clubs and Lodges	X	2	150	See Section 724						20	20	35	50%
Churches/Places of Worship (f)		3	200	30	30	30	10	10	10	10	50 (e)	25%	
Commercial Campgrounds	X	10	150	See Section 717						20		35	15%
Home Business	X			See Section 709									
Home Occupation				See Section 519									

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		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
Bed and Breakfast Inns	X	2	200	See Section 708					20	20	35	15%
Telecommunication Facility	X		See Section 726									
Residential & Working Farm Energy System			See Section 520									
Veterinarian Clinics and Animal Hospitals	X	2	200	See Section 714					50	50	50	15%
Commercial Kennels	X	5	200	See Section 715					50	50	50	15%
Stables or Riding Academies	X	20	200	See Section 716					100	100	35	15%
Cluster Residential Developments (maximum overall density of 4 ½ units per acre)	X	20	See Section 718					10	10	35	15%	
Child Day Care Centers and Adult Day Care Centers	X	2	See Section 723					10	10	35	15%	

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		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%	
Commercial and Industrial Energy Production/Conversion Systems (CEPCS)	X		See Section 727										
Excavation and Mining, Minor	X	10	See Section 721										
Footnote:													
(a)	Pre-existing structures on undersized lots that are demolished or destroyed by natural or man-made events may be replaced provided the square footage and “footprint” of the new structure do not exceed the square footage and footprint of the building it replaces												
(b)	Measurement is taken from the centerline the of road in addition to the R.O.W. width												
(c)	No manure storage facility shall be located closer than 200’ to any property line and 300’ to any non-farm dwelling. Farm silos are exempt from height restrictions.												
(d)	See Section 525												
(e)	Maximum height for spires is 100 ft.												
(f)	See Section 521												

§401 HAMLET COMMERCIAL DISTRICT (HC)

A. Purpose

The purpose of the Hamlet Commercial District is to recognize the desirability of providing areas within the hamlets where small-scale, neighborhood businesses that provide goods and services for the convenience of hamlet residences may operate within close proximity of hamlet residential neighborhoods.

B. Hamlet Commercial District Permitted Uses & Bulk Requirements

Table 4 – HC Hamlet Commercial

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
Single Family Dwellings		1	100	20	20	20	10	10	10	10	35	25%
Multi-Family Dwelling (Apartment Houses)		3	200	40	50	35	20	20	20	20	35	15%
Bed and Breakfast Inns	X	1	100	See Section 708					10	10	35	25%
General and Specialty Merchandise Retail Sales		1	100	30	10	10	NA	NA	5	5	35	75%

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		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
Personal & Other Service Businesses		1	100	30	10	10	NA	NA	5	5	35	75%
Professional and Business Offices		1	100	30	10	10	NA	NA	5	5	35	75%
Banks and Financial Services		1	100	30	10	10	NA	NA	5	5	35	75%
Restaurants, Snack and Coffee Shops, Taverns	X	1	100	30	10	10	NA	NA	5	5	35	75%
Convenience Stores without Gasoline Sales		1	100	30	10	10	NA	NA	5	5	35	75%
Indoor Recreation Businesses	X	1	100	30	10	10	NA	NA	5	5	35	75%
Health and Exercise Clubs/ Martial Arts Studios/ Gymnastic Schools		1	100	30	10	10	NA	NA	5	5	35	75%

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		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
Child Day Care Centers and Adult Day Care Centers		1	100	30	10	10	NA	NA	5	5	35	75%
Civic and Social Clubs (c)		1	100	30	10	10	NA	NA	5	5	35	75%
Public and Semi-Public Uses (governmental buildings, proprietary or not-for-profit hospitals, nursing homes)		1	100	30	10	10	NA	NA	5	5	35	50%
Churches/Places of Worship (d)		3	200	30	30	30	10	10	10	10	50 (e)	25%
Libraries and Museums (b)		1	100	30	10	10	NA	NA	5	5	35	75%
Assembly Halls and Theaters		1	100	30	10	10	NA	NA	5	5	35	75%
Drive-in Businesses	X	1	See Section 719						10	10	35	75%

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Public Utilities & Essential Services	X	2	200	See Section 725				50	50	35	40%	
Home Business	X		See Section 709									
Home Occupation			See Section 519									
Residential & Working Farm Energy System			See Section 520									
Footnote:												
(a)	Pre-existing structures on undersized lots that are demolished or destroyed by natural or man-made events may be replaced provided the square footage and “footprint” of the new structure do not exceed the square footage and footprint of the building it replaces.											
(b)	See Section 522											
(c)	See Section 724											
(d)	See Section 521											
(e)	Maximum height for spires 100 feet											

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
(f)	Measurement is taken from the centerline the of road in addition to the R.O.W. width											

C. Other Provisions and Requirements

1. Buffer Strip: Commercial structures shall provide a natural, vegetative buffer strip to be perpetually maintained so as to provide visual screening and separation from adjoining residential uses.
2. Refuse Containers: Commercial refuse containers shall be placed in the rear or side yard on concrete slabs and visually screened from public view, while providing rodent control.