

ARTICLE 2

ZONE DISTRICT REGULATIONS

Section 2.1 Primary Zone Districts

Section 2.1-1 Establishment of Tables

The uses permitted in the several zoning districts established by Article 1, the off-street parking requirements, and the dimensional requirements of each are set forth herein. These requirements are presented through the use of tables, in Section 2.1-3.

Table 1 sets forth use and off-street parking requirements for all districts. Table 2 sets forth lot area, yard, setback, and height requirements for all districts.

Section 2.1-2 Use of Tables

Where the symbol “P” is shown on Table 1, the use to which it refers is permitted as a use by right in the indicated district, provided it complies fully with all applicable development standards of this Ordinance.

Where the symbol “C” is shown, the use to which it refers is conditionally permitted in the indicated district, subject to applicable conditions and requirements contained in Article 3, which requirements are referenced by a Section number following each conditionally permitted use.

Where the symbol “N” is shown on the table, the use to which it refers is not permitted in the indicated district.

Where a use is not specifically listed on the Table, it shall be understood that the use may be allowed if it is determined by the Zoning Administrator that the use is similar to other uses listed. It is further recognized that every conceivable use cannot be identified on the Table, and anticipating that new uses will evolve over time, this section establishes the Administrator's authority to compare a proposed use and measure it against those listed on the Table for determining similarity. In

determining similarity, the Administrator shall make all of the following findings:

1. The proposed use shall meet the intent of, and be consistent with the goals, objectives and policies of the Comprehensive Plan;
2. The proposed use shall meet the stated purpose and general intent of the district in which the use is proposed to be located;
3. The proposed use shall not adversely impact public health, safety, and general welfare; and
4. The proposed use shall share characteristics common with, and not be of greater intensity, density, or generate more environmental impact, than those listed in the district in which it is to be located.

Section 2.1-3 Table 1: Schedule of Permitted and Conditional Uses, and off-Street Parking Requirements, By Zoning Districts

	RS1 RS3	RS2	RG	OC	GC- 1	GC- 2	LI	Required Off-Street Parking Space (a)
Agricultural Uses								
Hens Only/No Roosters	C	C	C	N	N	N	P	NA
Crop farming	P	N	P	N	N	N	P	NONE
Livestock, poultry, swine, horses, etc. (Sec.3.17)	N	N	N	N	N	N	N	NONE
Landscaping & Horticulture	N	N	N	N	P	P	P	1.0 per 1000 sq ft GFA
Veterinary Services (domestic)	N	N	N	P	N	P	N	1.0 per 350 sq ft GFA
Veterinary Services (Livestock)	N	N	N	N	N	N	P	1.0 per 350 sq ft GFA

Section 2.1-3 Table 1: Schedule of Permitted and Conditional Uses, and Off-Street Parking Requirements, By Zoning Districts

	RS1 RS3	RS2	RG	OC	GC- 1	GC- 2	LI	Required Off-Street Parking Space (a)
Residential Uses								
Single-family Detached	P	P	P	P	N	P	N	2.0 spaces per unit
Duplex	N	N	P	P	N	N	N	2.0 spaces per unit
Multi-family, Apartments (Sec. 3.1)	N	N	C	N	N	N	N	2.0 spaces per unit
Townhouses (Sec. 3.2)	N	N	C	C	N	N	N	2.0 spaces per unit
Patio Homes (Sec. 3.3)	N	N	C	C	N	N	N	2.0 spaces per unit
Residentially designed manufactured homes (Sec. 3.4)	N	C	N	N	N	N	N	2.0 spaces per unit
Standard designed manufactured homes	N	N	N	N	N	N	N	NA
Manufactured Home Parks	N	N	N	N	N	N	N	NA
Modular Homes	P	P	P	P	N	P	N	2.0 spaces per unit
Residential Care Facilities (Sec. 3.1)	C	C	C	C	N	C	N	0.4 per bed
Accessory Apartments (Section 3.15)	N	C	C	C	N	N	N	1 per apartment
Rooming houses, dormitories & group occupied dwellings (Sec. 3.1)	N	N	C	N	N	N	N	1.0 per bedroom
Accessory Uses to Residential Uses								
Bathhouses & Cabanas	P	P	P	P	N	P	N	NONE
Domestic animal shelters	P	P	P	P	N	P	N	NONE
Non-commercial greenhouses	P	P	P	P	N	P	N	NONE
Private garage & carport	P	P	P	P	N	P	N	NONE
Storage building (Sec.3.6) (b)	C	C	C	C	N	C	N	NONE
Swimming pool, tennis courts	P	P	P	P	N	P	N	NONE
Auxiliary shed, workshop	P	P	P	P	N	P	N	NONE
Home Occupations (Sec. 3.5)	C	C	C	C	N	P	N	NONE
Horticulture, gardening	P	P	P	P	N	P	N	NONE
Family day care home	P	P	P	P	N	P	N	NONE
Satellite dishes, etc.	P	P	P	P	N	P	N	NONE
Agricultural Uses								
Crop farming	P	N	P	N	N	N	P	NONE
Livestock, poultry, swine, horses, etc.	N	N	N	N	N	N	N	NA
Landscaping & Horticulture	N	N	N	N	P	P	P	1.0 per 1000 sq ft GFA
Veterinary Services (domestic)	N	N	N	P	N	P	N	1.0 per 350 sq Ft GFA
Veterinary Services (Livestock)	N	N	N	N	N	N	P	1.0 per 350 sq. ft. GFA
Construction Uses								
Bldg. Construction- general and special trade contractors	N	N	N	N	N	P	P	1.0 per 1,000 sq. ft. GFA
Heavy Construction other than building construction contractors	N	N	N	N	N	N	P	1.0 per 1,000 sq. ft. GFA
Manufacturing Uses								
Food & kindred products	N	N	N	N	N	N	P	1.0 per 500 sq. ft.GFA
Textile mill products	N	N	N	N	N	N	P	1.0 per 500 sq. ft.GFA
Apparel & other finished prod. made from fabric & similar material	N	N	N	N	N	N	P	1.0 per 500 sq. ft. GFA
Lumber & wood products, except furniture	N	N	N	N	N	N	P	1.0 per 500 sq. ft.GFA
Furniture & fixtures	N	N	N	N	N	N	P	1.0 per 500 sq. ft. GFA
Printing, publishing, & allied industries	N	N	N	N	P	P	P	1.0 per 500 sq. ft. GFA
Stone, clay, glass, & concrete prods.	N	N	N	N	N	N	P	1.0 per 1,000 sq ftGFA
Fabricated metal products	N	N	N	N	N	N	P	1.0 per 500 sq. ft. GFA
Industrial & Commercial machinery & computer equipment	N	N	N	N	N	N	P	1.0 per 500 sq. ft. GFA

see amended
Use *

	RS1 RS3	RS2	RG	OC	GC- 1	GC- 2	LI	Required Off-Street Parking Space (a)
Manufacturing Uses (continued)								
Electronic & other electrical equip. & components, except computer equip.	N	N	N	N	N	N	P	1.0 per 500 sq. ft. GFA
Measuring, analyzing, & controlling instruments; photographic, medical, optical goods; watches & clocks	N	N	N	N	N	N	P	1.0 per 500 sq. ft. GFA
Transportation, Communications & Utilities								
Motor freight transport. & warehousing	N	N	N	N	N	P	P	1.0 per 500 sq. ft. GFA
Mini-warehouses	N	N	N	N	N	N	P	1.0 per 6 storage units
U.S. Postal Service	N	N	N	P	P	P	P	1.0 per 250 sq. ft. GFA
Public Transportation Services, Facilities	N	N	N	N	P	P	N	1.0 per 500 sq. ft. GFA
Communications, except towers	N	N	N	N	P	P	P	1.0 per 500 sq. ft. GFA
Communication towers & ant. (Sec. 3.7)	N	N	N	N	N	N	C	NONE
Electric Generation & Facilities	N	N	N	N	N	P	P	1.0 per 500 sq. ft. GFA
Propane Gas Storage (Bulk)	N	N	N	N	N	N	P	1.0 per 500 sq. ft. GFA
Water treatment & storage (Publicly owned)	P	P	P	P	N	P	P	1.0 per 500 sq. ft. GFA
Sewage Treatment (c - Publicly owned)	N	N	C	N	N	P	P	1.0 per 500 sq. ft. GFA
Refuse systems/facilities	N	N	N	N	N	P	P	1.0 per 500 sq. ft. GFA
Recyclable collection	N	N	N	N	N	P	P	1.0 per 50 sq. ft. GFA
Air conditioning supplies	N	N	N	N	P	P	P	1.0 per 500 sq. ft. GFA
Wholesale trade	N	N	N	N	P	P	P	1.0 per 5,000 sq. ft. GFA
Retail Trade								
Lumber & bldg. Materials	N	N	N	N	N	P	N	1.0 per 950 sq ft GFA
Paint, glass, & wallpaper	N	N	N	N	P	P	N	1.0 per 800 sq. ft. GFA
Hardware stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Retail nurseries, lawn, & garden supp.	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Mobile Home dealers	N	N	N	N	N	P	N	1.0 per 600 sq. ft. GFA
General Merchandise stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Food Stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Motor vehicle dealers	N	N	N	N	N	P	N	1.0 per 600 sq. ft. GFA
Auto, home supply stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Gasoline service stations	N	N	N	N	N	P	N	1.0 per 600 sq. ft. GFA
Truck stops	N	N	N	N	N	N	N	NA
Boat dealers	N	N	N	N	N	P	N	1.0 per 600 sq. ft. GFA
Recreational vehicle dealers	N	N	N	N	N	P	N	1.0 per 600 sq. ft. GFA
Motorcycle dealers	N	N	N	N	N	P	N	1.0 per 600 sq. ft. GFA
Apparel & accessory stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Home furniture, furnishings, & equip. stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Eating places- Food & Drink; restaurants	N	N	N	N	P	P	P	1.0 per 150 sq. ft. GFA
Bars, Lounges, Night Clubs	N	N	N	N	P	P	N	1.0 per 150 sq. ft. GFA
Drug & proprietary	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Liquor Stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Used merchandise, except pawn shops and flea markets	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Pawn shops	N	N	N	N	N	P	N	1.0 per 350 sq ft GFA
Flea markets (enclosed buildings only)	N	N	N	N	N	P	N	1.5 per stall
Sporting goods & bicycle shops	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Book Stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Stationary shops	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Jewelry stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Hobby, toy, & game shops	N	N	N	N	P	P	N	1.0 per 350 sq ft GFA
Camera & photography supply	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Gift, novelty, & souvenir shops	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA

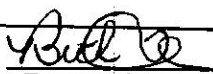
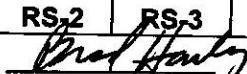
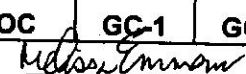
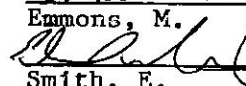
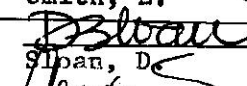
	RS1 RS3	RS2	RG	OC	GC- 1	GC- 2	LI	Required Off-Street Parking Space (a)
Luggage & leather goods stores	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Retail Trade (continued)								
Sewing, needle & piece goods	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Non-store retailers	N	N	N	N	P	P	N	1.0 per 500 sq. ft. GFA
Fuel dealers	N	N	N	N	N	P	N	1.0 per 500 sq. ft. GFA
Gravestones, monuments	N	N	N	N	N	P	P	1.0 per 500 sq. ft. GFA
Sexually Oriented Businesses (Sec. 3.8)	N	N	N	N	N	N	C	NA
Fireworks Stores	N	N	N	N	N	P	N	1.0 per 350 sq. ft. GFA
Vendors (Section 3.12)	N	N	N	N	C	C	N	2 per vendor
Retail uses not listed above	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Finance, Insurance, & Real Estate								
Banks, Mortgage, Brokerage & Credit Institutions	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Insurance Carriers	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Real Estate	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Personal Services								
Bed & Breakfast Inns (Sec. 3.9)	C	C	C	C	P	P	N	See Sec. 3.9
Hotels & Motels	N	N	N	N	P	P	N	1.5 per rental unit
Laundry, cleaning, & garment services	N	N	N	N	P	P	N	1.0 per 500 sq. ft. GFA
Photographic studios, portraits	N	N	N	P	P	P	N	1.0 per 300 sq. ft. GFA
Beauty shops	N	N	N	P	P	P	N	2.5 per chair or basin
Barber shops	N	N	N	P	P	P	N	2.5 per chair or basin
Shoe repair	N	N	N	P	P	P	N	1.0 per 300 sq. ft. GFA
Funeral Homes	N	N	N	P	P	P	N	5.0, plus 1.0 per 2 seats main assembly
Cemeteries	N	N	N	N	N	N	N	NONE
Crematories	N	N	N	N	N	N	P	NA
Misc. personal services	N	N	N	P	P	P	N	1.0 per 300 sq. ft. GFA
Business & Auto Services								
Advertising Agencies	N	N	N	P	P	P	P	1.0 per 600 sq. ft. GFA
Signs	See Article 5							
Reproduction, Mailing, graphical arts	N	N	N	P	P	P	P	1.0 per 600 sq. ft. GFA
Equipment Rental	N	N	N	P	P	P	N	1.0 per 600 sq. ft. GFA
Offices	N	N	N	P	P	P	P	1.0 per 600 sq. ft. GFA
Computer programming, data processing	N	N	N	P	P	P	P	1.0 per 600 sq. ft. GFA
Junk & Salvage operations	N	N	N	N	N	N	N	
Auto repair, leasing, service (Sec. 3.14)	N	N	N	N	N	C	N	1.0 per 400 sq. ft. GFA
Miscellaneous Repairs	N	N	N	N	P	P	N	1.0 per 400 sq. ft. GFA
Amusement & recreation services								
Dance studio & schools	N	N	N	P	P	P	N	1.0 per 200 sq. ft. GFA
Palm Readers & Physics	N	N	N	N	N	N	N	NA
Bowling Centers	N	N	N	N	N	P	N	1.0 per 350 sq. ft. GFA
Miscellaneous amusement	N	N	N	N	P	P	N	1.0 per 250 sq. ft. GFA
Physical fitness facilities	N	N	N	P	P	P	N	1.0 per 300 sq. ft. GFA
Public golf courses	P	P	P	N	N	P	N	5.0 per hole
Coin operated amusements	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Amusement services	N	N	N	N	P	P	N	1.0 per 250 sq. ft. GFA
Recreational, golf, tennis, & swimming clubs	P	P	P	P	N	P	N	1.0 per 4 members
Video Tape Rental	N	N	N	P	P	P	N	1.0 per 300 sq. ft. GFA
Public parks & playgrounds	P	P	P	P	P	P	P	Review of Zoning Administrator
Health Services								
Offices & clinics of doctors	N	N	N	P	P	P	N	1.0 per 150 sq. ft. GFA
Offices & clinics of dentists	N	N	N	P	P	P	N	1.0 per 150 sq. ft. GFA

ORIGINAL

	RS-1 RS-2	RS-2	RD	OC	GC-1	GC-2	LI	Required Off-Street Parking Space (a)
Medical & dental laboratories	N	N	N	P	P	P	P	1.0 per 500 sq. ft. GFA
Misc. health & allied services	N	N	N	P	P	P	N	1.0 per 500 sq. ft. GFA
Legal Services	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Educational Services								
Elementary schools	P	P	P	P	N	P	N	2.0 per classroom, plus 5 admin. spaces
Secondary schools	P	P	P	P	N	P	N	2.0 per classroom, plus 2 per Office
Colleges, universities, professional schools	N	N	N	P	P	P	P	5.0 per classroom, plus 2 per Office
Libraries	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Vocational schools	N	N	N	P	P	P	P	5.0 per classroom, plus 2 per Office
Other schools & educational services.	N	N	N	P	P	P	N	5.0 per classroom, plus 2 per Office
Social Services								
Individual & family social services	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Job training & vocational rehabilitation	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Day care services	N	N	N	P	N	P	N	1.0 per 200 sq. ft. GFA
Other social services	N	N	N	P	P	P	N	1.0 per 500 sq. ft. GFA
Museums, Art Galleries	N	N	N	P	P	P	N	1.2 per 950 sq. ft. GFA
Miscellaneous Services								
Fraternal, professional, political, civic and business organizations	N	N	N	P	P	P	P	1.0 per 250 sq. ft. GFA
Religious Organizations	P	P	P	P	P	P	P	1.0 per 250 sq. ft. GFA
Engineering, accounting, research mgt. & related services	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Other services, i.e. artists, authors, geologists, etc.	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Executive, legislative, & general govt.								
Courts	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Public order & safety institutions	P	P	P	P	P	P	P	1.0 per 350 sq. ft. GFA
Correctional Institutions	N	N	N	N	P	P	P	1.0 per jail cell, plus 1.0 per 250 sq. ft. GFA
Fire protection	P	P	P	P	P	P	P	4.0 per bay
Public finance, taxation, & monetary policy	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Administration & human resources	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Administration of environmental quality & housing programs	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Administration of economic programs	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Accessories to Non-Residential Uses								
Buildings, structures, except shipping containers	NA	P	P	P	P	P	P	NA
Shipping containers (Sec. 3.11)	NA	N	N	N	N	C	C	NA
Open storage (Section 3.13)	NA	N	N	N	C	C	C	NA
Outdoor Displays (Section 3.16) (Amended 10-5-13)	NA	N	N	N	C	C	N	By Review of Zoning Administrator
Temporary Uses (Sec. 3.10)	C	C	C	C	C	C	C	

(a) Refer to Article 6.

(b) Shipping containers shall not be used as accessory storage buildings.

	RS-1 RS-2	RS-3	RG	OC	GC-1	GC-2	LI
 Town Clerk	 Mayor B. Hanley			 Emmons, M.	 Smith, E.	 Silvers, C.	

First Reading: 10.01.13
Second Reading: 11.05.13

amended 11-5-13

	RS1 RS3	RS2	RG	OC	GC- 1	GC- 2	LI	Required Off-Street Parking Space (a)
Offices & clinics of other health practitioners	N	N	N	P	P	P	N	1.0 per 150 sq. ft. GFA
Hospitals	N	N	N	P	N	P	N	0.7 per bed
Medical & dental laboratories	N	N	N	P	P	P	P	1.0 per 500 sq. ft. GFA
Misc. health & allied services	N	N	N	P	P	P	N	1.0 per 500 sq. ft. GFA
Legal Services	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Educational Services								
Elementary schools	P	P	P	P	N	P	N	2.0 per classroom, plus 5 admin. spaces
Secondary schools	P	P	P	P	N	P	N	2.0 per classroom, plus 2 per Office
Colleges, universities, professional schools	N	N	N	P	P	P	P	5.0 per classroom, plus 2 per Office
Libraries	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Vocational schools	N	N	N	P	P	P	P	5.0 per classroom, plus 2 per Office
Other schools & educational services.	N	N	N	P	P	P	N	5.0 per classroom, plus 2 per Office
Social Services								
Individual & family social services	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Job training & vocational rehabilitation	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Day care services	N	N	N	P	N	P	N	1.0 per 200 sq. ft. GFA
Other social services	N	N	N	P	P	P	N	1.0 per 500 sq. ft. GFA
Museums, Art Galleries	N	N	N	P	P	P	N	1.2 per 950 sq. ft. GFA
Miscellaneous Services								
Fraternal, professional, political, civic and business organizations	N	N	N	P	P	P	P	1.0 per 250 sq. ft. GFA
Religious Organizations	P	P	P	P	P	P	P	1.0 per 250 sq. ft. GFA
Engineering, accounting, research mgt. & related services	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Other services, i.e. artists, authors, geologists, etc.	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Executive, legislative, & general govt.								
Courts	N	N	N	N	P	P	N	1.0 per 350 sq. ft. GFA
Public order & safety institutions	P	P	P	P	P	P	P	1.0 per 350 sq. ft. GFA
Correctional Institutions	N	N	N	N	P	P	P	1.0 per jail cell, plus 1.0 per 250 sq. ft. GFA
Fire protection	P	P	P	P	P	P	P	4.0 per bay
Public finance, taxation, & monetary policy	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Administration & human resources	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Administration of environmental quality & housing programs	N	N	N	P	P	P	N	1.0 per 350 sq. ft. GFA
Administration of economic programs	N	N	N	P	P	P	P	1.0 per 350 sq. ft. GFA
Accessories to Non-Residential Uses								
Buildings, structures, except shipping containers	NA	P	P	P	P	P	P	NA
Shipping containers (Sec. 3.11)	NA	N	N	N	N	C	C	NA
Open storage (Section 3.13)	NA	N	N	N	C	C	C	NA
Temporary Uses (Sec. 3.10)	C	C	C	C	C	C	C	By Review of Zoning Administrator

(a) Refer to Article 6.

(b) Shipping containers shall not be used as accessory storage buildings.

Section 2.1-4: Table 2
Schedule of Lot Area, Yard, Setback, and Height Requirements, by District

	RS-1 RS-2	RS-3	RG	OC	GC-1	GC-2	LI
Minimum Lot Area							
Residential Area (sq. ft.)	20,000	10,000	(D)	(D)	NA	10,000	NA
Non-residential Area (sq. ft.)	30,000	15,000	15,000	10,000	None	10,000	10,000
Minimum Yard & Building Setback (A)							
<i>Front</i>	30	30	15	15	None	30	30
<i>Side</i>							
Residential	15	(E)	(E)	(E)	NA	5	NA
Non-residential	20	15	15	7.5	None	5	10
<i>Rear</i>							
Residential	25	15	(F)	15	NA	15	NA
Non-residential	50	40	40	15	20	15	20
Buffer Area	(H)	(H)	(H)	(H)	(H)	(H)	(H)
Maximum Density (B)	2	4	6	6	NA	4	NA
Maximum Height (ft.) (C)	35	35	35	35	4 stories	4 stories	4 stories

Table Notes:

Refer to Section 7.2 for yard and setback modifications.

sq. ft. – square feet

ft. – feet

NA – Not applicable

Table References:

A – Measurement from property line.

B – Number of units per acre.

C -- Measurement from average elevation of the finished grade at the building line to the highest point on the roof.

D – 10,000 sq. ft. for one-family dwelling; 5,000 sq. ft. for each additional dwelling unit.

E – 7.5 feet single-family & duplex; 7.5 feet patio homes (one side only); 10 feet for end unit of townhouse; 20 feet for Multi-family housing.

F – 40 feet Multi-family; 15 feet all other residential uses.

H – Minimum setback requirements are subject to increase based on buffer area requirements of Section 4.1

Section 2.2 DOD, Design Overlay District

Section 2.2-1 Establishment; Definition

The Design "overlay" district is hereby established adjacent to and along the full length of US 1 through the Town of Elgin; extending from the right-of-way of US 1 one lot deep on both sides of the street or a distance of 300 feet, whichever is less.

The Overlay District imposes requirements and standards over and above, or in addition to, those imposed by the primary or underlying zone district, and in all instances shall be satisfied in full prior to the issuance of a building or use permit.

Section 2.2-2 Design Review Board; Creation; Authority

To help accomplish the purpose of this district, the Planning Commission is hereby designated to also serve as a Design Review Board in accord with the provisions of 6-29-870 of the Code of Laws of South Carolina.

The Board shall have the power and duty to hear appeals from decisions of the Building Official or Zoning Administrator in all matters governed by this Section where there is alleged error in any order, requirement, determination or decision.

Section 2.2-3 Permitted uses

Permitted uses within the Overlay District are determined primarily by the underlying or Primary Zone District. However, the following uses are declared to be incompatible with the purpose of this district as stated in Section 1.1, and are therefore disallowed, irrespective of primary or underlying Zone District regulations permitting such uses:

- (1) Truck (stops) and freight terminals,
- (2) Flea markets,
- (3) Wrecking, scrap and salvage operations,
- (4) Pawn Shops.
- (5) Self service car wash

- (6) Tattoo Parlors
- (7) Sexually Oriented Businesses
- (8) Fire works stores and stands
- (9) Adult uses
- (10) Palm readers and psychics
- (11) Store front churches
- (12) Bars

Section 2.2-4 General Design Standards

At a minimum, the following general design standards shall be considered when reviewing a building permit application:

- (1) **Height** - The height of any proposed alteration or construction should be compatible with the style and character of surrounding structures.
- (2) **Exterior Building Material** - No portion of a building constructed of unadorned masonry or metal siding shall be visible from the street.
- (3) **Landscaping** - Landscaping shall be integrated into the design and lay out of the site, and the off-street parking area.
- (5) **Architectural Details** - Architectural details including materials, colors, and textures should blend in and be compatible with surrounding development. Garish colors shall not be permitted.
- (6) **Signage** - Except for Temporary Signs covered by Section 5.5, signage permitted in the Design Overlay District shall be limited to one monument sign for each lot or parcel upon which a business, industrial, institutional, or multi-family use is located, and one wall sign for each business located on the site.

The monument sign shall not exceed 32 square feet in area or twelve feet in height, and shall display only the name or identification of the business and/or products sold on site. Outdoor advertising or off premise signs shall be prohibited. No

monument sign may be located closer than five feet to the nearest property line.

Landscaping, consisting of a mixture of evergreen and deciduous shrubs and ground cover shall be provided at the base of each monument sign.

The wall sign may be painted on or supported by the wall; provided the sign face does not extend over one foot from the wall and is no larger than 20 square feet in area.

Section 2.2-5 Certain Work Exempt

Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any building or any structure which does not require a building permit, nor to prevent the demolition of any structure or building characterized by neglect in the maintenance of such building or structure to the extent that it creates hazardous or unsafe conditions.

Section 2.2-6 Development And Dimensional Standards

Dimensional requirements on Table 2 shall be applicable to the primary zone districts within the Overlay Zone.