



ZONE DISTRICT	Permitted Uses *Permitted – Special Use Permit Only	Minimum Lot Size Area S.F./Acre	Minimum Lot Width Feet	Minimum Lot Depth Feet	Minimum Setback Requirements						Maximum Building Height Principal Bldg. Feet	Maximum Building Coverage on Lot Percentage
					Principal Bldg. Side				Accessory Bldg.			
					Front	Rear	One	Both	Rear	Side		
M-H MANUFACTURED HOME PARK	Manufactured Homes (in parks)	10 Acres	80	100	20	15	12	30	15	12	20	20
	Existing Royce & Centerline Roads Manufactured Home Park	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]
C-R – CLUSTER RESIDENTIAL	Single Family	2 Acres	[10]	[10]	[10]	[10]	[11]	40	20	15	35	30
	Existing Cluster Residential Districts	[9]	[9]	[9]	[9]	[9]	[9]	[9]	[9]	[9]	[9]	[9]
C – COMMERCIAL	Retail and Service [2]	20,000	100	150	[1]	20	10	20	15	10	35	40
	*Essential Services	----	----	----	[1]	75	50	100	50	25	35	20
	* Motor Vehicle Service Station	30,000	100	150	[1]	50	25	50	50	25	35	30
I – INDUSTRIAL (RESERVED)	Light Industrial Uses [3]	5 Acres	150	200	[1]	30	30	60	30	30	35	50
	*Essential Service	----	----	----	[1]	75	50	100	50	25	35	30
	*Commercial Communication Tower	[6]	[6]	[6]	[6]	[6]	[6]	[6]	[6]	[6]	[6]	[6]
	*Wind Energy Conversion Device/Farm	[7]	[7]	[7]	[7]	[7]	[7]	[7]	[7]	[7]	[7]	[7]
	*Adult Bookstores & Cabarets	5 Acres	150	200	[1]	100	100	200	100	100	35	20

- [1] The minimum setbacks shall be one hundred (100) feet measured from the centerline of the road. This requirement does not apply to Cluster Residential Districts.
- [2] No commercial or business structures shall be located within fifty (50) feet of a Medium Density District.
- [3] No industrial structure shall be located within one hundred (100) feet of a Medium Density District.
- [4] Maximum area devoted to the Home Occupations Major shall be no more than fifteen thousand (15,000) square feet of land.
- [5] Not applicable, shall be the same as required for a single family residence.
- [6] See Section 1115 for all applicable regulations and requirements.
- [7] See Section 1116 for all applicable regulations and requirements.
- [8] Existing and acknowledged Manufactured Home Park District.
- [9] Existing and acknowledged Cluster Residential Districts. Any further division of land within an existing Cluster Residential District shall not be less than two (2) acres in size.
- [10] Site plan approval of the Planning Board is subject to the approval of a Cluster Residential District as a whole.
- [11] Any placement of a building on a single family lot within a Cluster Residential District must be set back a minimum of one hundred feet (100) from any Medium Density District and at least fifty (50) feet from any Low Density District.
- [12] See Section 1118 for all applicable regulations and requirements.
- [13] See Section 1119 for all applicable regulations and requirements.