

**230 Summary Tables**

**2301 DIMENSIONAL STANDARDS TABLE**

	VB	VMU	VR	GB	REC	RES	RL	CON
<b>LOTS</b>								
<b>Minimum lot size</b> See Subsection 2006.D.	¼ ac	¼ ac	¼ ac	3 ac	1 ac	½ ac	3 ac	30 ac
<b>Minimum lot frontage</b> See Subsection 2006.E.	60 ft	60 ft	60 ft	240 ft	150 ft	90 ft	240 ft	60 ft
<b>Maximum lot coverage</b> See Subsection 2006.F.	80%	60%	40%	40%	60%	20%	10%	1%
<b>SETBACKS</b>								
<b>Minimum front setback</b> See Subsection 2006.G.	5 ft	10 ft	10 ft	20 ft	20 ft	20 ft	40 ft	40 ft
<b>Maximum front setback</b> See Subsection 2006.G.	20 ft	25 ft	n/a	n/a	n/a	n/a	n/a	n/a
<b>Minimum side and rear setback</b> See Subsection 2006.G.	10 ft	10 ft	10 ft	20 ft	20 ft	10 ft	20 ft	20 ft
<b>Minimum stream or shoreline setback</b> See Section 3019.	25 ft	25 ft	25 ft	50 ft	50 ft	25 ft	50 ft	100 ft
<b>BUILDINGS</b>								
<b>Maximum principal building footprint</b> See Subsection 2006.I.	6,000 sf	6,000 sf	n/a	n/a	n/a	n/a	n/a	n/a
<b>Minimum principal building height</b> See Subsection 2006.H.	24 ft	24 ft	n/a	n/a	n/a	n/a	n/a	n/a
<b>Maximum structure height</b> See Subsection 2006.H.	48 ft	36 ft	36 ft	36 ft	48 ft	36 ft	36 ft	24 ft

**2302 USE TABLE**

<b>USE &amp; DEFINITION</b>	<b>VB</b>	<b>VMU</b>	<b>VR</b>	<b>GB</b>	<b>REC</b>	<b>RES</b>	<b>RL</b>	<b>CON</b>
<b>RESIDENTIAL AND LODGING USES</b>								
<b>Single-family dwelling</b> Use of a structure for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.	P	P	P	P	P	P	P	C
<b>Two-family dwelling</b> Use of a structure for habitation by two households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, and with each unit having a separate entrance from the outside or through a common vestibule.	P	P	P	P	P	P	P	C
<b>Multi-family dwelling (3 units or more)</b> Use of a structure or part of a structure for habitation by three or more households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, or any dwelling unit in a mixed-use building. See Section 3202.	P	P	P	P	P	P	P	X
<b>Rooming and boarding house</b> Use of a structure or part of a structure to provide accommodations that will serve as the boarder's principal residence for a period of not less than 31 days, and that may include meals, housekeeping and/or laundry services. See Section 3203.	P	P	P	P	P	P	P	X
<b>Accessory dwelling</b> Accessory use of single-family residential property for a second dwelling unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation. See Section 3204.	P	P	P	P	P	P	P	P
<b>Primitive camp</b> Use of a structure that does not meet the minimum requirements of a dwelling unit in Section 3010 for habitation by people who are vacationing or recreating and who have a principal residence elsewhere. See Section 3205.	X	X	X	X	P	P	P	P
<b>Home occupation</b> Accessory use of single-family residential property for a small business that does not alter the residential character of the property. See Section 3206.	P	P	P	P	P	P	P	P
<b>Home business</b> Accessory use of single-family residential property for a small business that may alter the residential character of the property. See Section 3207.	P	P	C	P	P	C	C	X
<b>Family childcare home</b> Accessory use of single-family residential property for a small daycare business that operates under state license or registration. See Section 3208.	P	P	P	P	P	P	P	P

**Notes**

<sup>1</sup> See the applicable zoning district section in Subchapter 210 for further guidance.

USE & DEFINITION	VB	VMU	VR	GB	REC	RES	RL	CON
<b>Bed-and-breakfast</b> Accessory use of single-family residential property to provide short-term guest accommodations. See Section 3209.	P	P	P	P	P	P	P	P
<b>Short-term rental</b> Accessory use of property to provide short-term guest accommodations. Includes Airbnb and similar rentals. See Section 3210.	P	P	P	P	P	P	P	P
<b>Group home</b> Use of a single-family residential property to provide housing to people with a handicap or disability that operates under state license or registration. See Section 1105.	P	P	P	P	P	P	P	P
<b>Care home</b> Use of one or more structures to provide housing, board and to residents who need assistance with daily activities such as dressing, grooming, bathing, etc. or 24-hour skilled nursing, or similar treatment or care, and that operates under state license. Includes residential care, nursing or convalescent homes, hospice or respite care facilities, and residential treatment facilities. See Section 3211.	P	P	P	P	X	C	C	X
<b>Lodging facility</b> Use of one or more structures to provide short-term guest accommodations. It may also include accessory uses such as food services, recreational services, convention hosting, laundry services, etc. See Section 3212.	P	P/C <sup>1</sup>	C	P	P	C <sup>1</sup>	C	X
<b>Campground or resort</b> An establishment: (a) designed to accommodate campers and their equipment including tents, tent trailers, and recreational vehicles, (b) that provides overnight recreation camping or outdoor adventure retreats; or (c) designed and operated as a recreation destination. It may provide short-term guest accommodations, and facilities and services such as camping units, cabins, sanitary facilities, food services, recreational facilities, and organized recreational or educational activities. See Section 3213 and Section 3214.	X	X	X	P	P	C <sup>1</sup>	C	C
<b>COMMERCIAL USES</b>								
<b>Retail sales</b> An establishment that sells goods to the general public for personal or household consumption, excluding any use specifically defined in this section. It may also provide installation, repair or maintenance services as an accessory use.	P/C <sup>1</sup>	C	X	P/C <sup>1</sup>	P	X	X	X
<b>Sales lot</b> An establishment that sells large items such as vehicles, boats, equipment, machinery, manufactured homes or prefabricated buildings primarily from an open lot. It may also provide installation, repair or maintenance services as an accessory use. See Subsection 3103.C.	X	X	X	C	C <sup>1</sup>	X	X	X
<b>Repair service</b> An establishment that maintains, services, repairs or paints goods such as appliances, vehicles, boats, equipment or machinery. See Section 3215.	P/X <sup>1</sup>	C	X	P/C <sup>1</sup>	C <sup>1</sup>	X	X	X

**Notes**

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USE & DEFINITION	VB	VMU	VR	GB	REC	RES	RL	CON
<p><b>Fueling station or carwash</b> A specialized establishment for selling gasoline or other vehicle fuels, or for washing, waxing, polishing and general cleaning of vehicles. It may also include retail sales or repair services as an accessory use. See Section 3216 and Section 3217.</p>	X	X	X	C	C	X	X	X
<p><b>Lawn, garden and farm supply sales</b> An establishment that sells goods to the general public for personal or household consumption primarily from outdoor areas or open-air structures, excluding any use specifically defined in this section that sells specialized products and services for lawn, garden or farm use. It may: (a) sell farm supplies such as feed and seed; (b) sell nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, soil, compost, mulch, or sod; (c) sell lawn, garden or farm equipment or machinery as an accessory use; and (d) provide installation, repair or maintenance services as an accessory use. See Subsection 3103.C.</p>	X	C	X	P	C	C	C	X
<p><b>Lumberyard and building supply sales</b> An establishment that sells lumber and heavy building materials, and that typically stores most of its stock outdoors or under open-air structures. See Subsection 3103.C.</p>	X	X	X	P	X	X	C	X
<p><b>Rental and leasing</b> An establishment that rents or leases tangible goods such as vehicles, boats, equipment or machinery to consumer or business customers. It may also provide installation, repair or maintenance services an accessory use. See Subsection 3103.C.</p>	P/X <sup>1</sup>	C	X	P/C <sup>1</sup>	C <sup>1</sup>	X	X	X
<p><b>Office, professional, business or financial service</b> An establishment that: (a) is used to conduct the affairs of a business, organization or profession; (b) provides services that are reliant on the specialized training, expertise, skills or knowledge of practitioners; (c) provides support services primarily to other businesses such as billing, collection, advertising, telemarketing, copying, mailing, etc.; or (d) engages in financial transactions that create, liquidate or change ownership of financial assets such as accepting deposits, making loans and issuing currency. This definition specifically excludes services provided by licensed medical or veterinary practitioners.</p>	P/C <sup>1</sup>	P/C <sup>1</sup>	C/X <sup>1</sup>	P/C <sup>1</sup>	P/C <sup>1</sup>	X	X	X
<p><b>Personal service</b> An establishment that provides services on or closely related to the physical person including, but not limited to, laundry, tailoring, shoe repair, hair salon, nail salon, tanning salon, spa, massage parlor or tattoo parlor. It may include sales of related personal products as an accessory use. This definition specifically excludes services provided by licensed medical or veterinary practitioners.</p>	P/C <sup>1</sup>	P/C <sup>1</sup>	C/X <sup>1</sup>	P/C <sup>1</sup>	P/C <sup>1</sup>	X	X	X
<p><b>Veterinary, pet or animal service</b> An establishment: (a) where licensed practitioners of veterinary medicine, dentistry or surgery treat animals; (b) that provides animal and pet care services such as boarding, grooming, sitting and training; or (c) that breeds, sells or manages adoption of pets. It may include grooming, boarding or other pet services as an accessory use. It may include sales of pet food, medicines or supplies as an accessory use. See Section 3218.</p>	C	C	X	C	C	C	C	X

**Notes**

<sup>1</sup> See the applicable zoning district section in Subchapter 210 for further guidance.

USE & DEFINITION	VB	VMU	VR	GB	REC	RES	RL	CON
<p><b>Restaurant</b> An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption. A restaurant will be classified as take-out if it has drive-through service. A restaurant without drive-through service that has both eat-in and take-out service will be classified as a sit-down restaurant provided that the dining area (exclusive of any outdoor dining) comprises at least 40% of the total floor area of the restaurant. This definition includes a retail bakery that sells at least 50% of its products on the premises and mobile food service from motorized vehicles or non-motorized carts that are parked or located outside the road right-of-way. This definition specifically excludes mobile food and catering service. See Section 3219.</p>	P/C <sup>1</sup>	C	X	P/C <sup>1</sup>	P/C <sup>1</sup>	X	X	X
<p><b>Bar</b> An establishment that primarily prepares and serves alcoholic beverages for immediate consumption. It may include food service and live entertainment as an accessory use. This definition includes a brewpub that produces less than 15,000 barrels of beer per year and sells 25% or more of its beer on the premises. See Section 3219.</p>	P/C <sup>1</sup>	C	X	X	P	X	X	X
<p><b>Event facility</b> An establishment used to host conventions, trade shows, corporate meetings, weddings, receptions, reunions and similar special events that typically includes large open spaces such as auditoriums, banquet halls, exhibition halls and meeting rooms. See Section 3219.</p>	C	C	X	C	P	C	C	X
<p><b>Catering or commercial kitchen</b> A state-licensed establishment that prepares: (a) meals, snacks and beverages to be served at off-premise events; or (b) food or beverage products for wholesale or retail sale provided that the operator does not require a state food processing establishment license (such uses will be considered food or beverage manufacturing under these regulations).</p>	P	P	X	P	P	X	X	X
<b>INDUSTRIAL USES</b>								
<p><b>Light industry</b> An establishment that produces new products, materials or parts in a facility that generally does not rely on specialized power, water or waste disposal systems for operation. All light industrial operations must occur within an enclosed building, which is typically similar to an office building in its size, appearance and impacts. It may include a retail shop as an accessory use that primarily sells products produced on the premises. This definition excludes any use specifically defined in this section.</p>	C/X <sup>1</sup>	C/X <sup>1</sup>	X	P/C <sup>1</sup>	X	X	X	X
<p><b>Food or beverage manufacturing</b> A state licensed establishment that produces food or beverage products that are typically sold to wholesalers or retailers. It may include a retail shop, restaurant or bar as an accessory use that primarily sells products produced on the premises. This definition includes a microbrewery or commercial bakery.</p>	P/X <sup>1</sup>	C	X	P/C <sup>1</sup>	C <sup>1</sup>	X	C	X

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USE & DEFINITION	VB	VMU	VR	GB	REC	RES	RL	CON
<p><b>Wood products manufacturing</b> An establishment that manufactures products primarily from wood, including but not limited to, lumber, plywood, veneers, wood containers, wood flooring, wood trusses, prefabricated wood buildings, cabinets and furniture. Manufacturing may include sawing, cutting, planing, shaping, bending, laminating, molding, or assembling. Included are establishments that make primarily wood products from logs and bolts that are sawed and shaped, and establishments that purchase sawed lumber and make primarily wood products.</p>	C/X <sup>1</sup>	C	X	P/C <sup>1</sup>	C <sup>1</sup>	X	C	C
<p><b>Stone products manufacturing</b> An establishment that produces stone products such as cut or dimension stone, building materials or components, veneers, statuary or monuments, industrial products, or consumer goods. Manufacturing may include grinding, cutting, shaping and honing. This definition excludes extraction and quarrying.</p>	X	X	X	P/C <sup>1</sup>	C <sup>1</sup>	X	C	C
<p><b>Metal fabrication shop</b> An establishment that produces, assembles or repairs metal products or parts including, but not limited to, the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, machine parts, hardware and tools, plumbing fixtures and products, tanks and similar products. These establishments may include blacksmith, welding, plating, stripping, coating, sheet metal, machine and/or boiler shops.</p>	X	X	X	P	X	X	X	X
<p><b>Wholesale trade</b> An establishment that sells or arranges the purchase of goods primarily to other businesses that is set up as a warehouse or office with little to no display of merchandise and where customers do not have direct access to the primary merchandise being sold.</p>	P	C	X	P	X	X	X	X
<p><b>Storage and distribution services</b> An establishment that (a) stores, but does not sell, goods and may provide a range of services related to the distribution of goods; or (b) provides individual storage spaces for lease to either commercial or wholesale customers for storage of business goods, or to the general public for storage of household goods (see Section 3220). This definition specifically excludes any use specifically defined in this section.</p>	X	C	X	P	C <sup>1</sup>	X	C	X
<p><b>Tank farm or fuel storage and distribution services</b> An establishment with one or more tanks that typically store fuels, oils and similar liquid products for sale or distribution. This definition specifically excludes retail sale and refilling of fuel tanks that are not more than 50 pounds in size when carried out as an accessory use. See Section 3221.</p>	X	X	X	C	X	X	X	X
<p><b>Transportation services</b> An establishment that provides: (a) transportation of people including, but not limited to, transit services, bus or rail stations, transportation centers, and taxi or limousine services; (b) transportation of cargo using trucks, tractor trailers or rail; or (c) that provides services such as storage, maintenance, repair or fuel primarily for heavy vehicles, including buses, or rail equipment.</p>	X	X	X	C	C	X	X	X
<p><b>Media recording or broadcasting studio</b> An establishment that is used to produce, distribute and/or broadcast sound or video programs or recordings.</p>	P	P	C	P	P	C	C	X

**Notes**

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USE & DEFINITION	VB	VMU	VR	GB	REC	RES	RL	CON
<b>Communications antenna</b> A device used to transmit or receive radio, television or other wireless communications and related structures and equipment. This definition specifically excludes a communication tower. See Section 3222.	P	P	C	P	P	C	C	C
<b>Communications tower</b> A structure used to support one or more communication antennas and related structures and equipment. See Section 3222.	X	X	X	C	C	C	C	C
<b>Waste services</b> An establishment that: (a) collects or hauls nonhazardous solid waste or recyclable materials generated within a local area; (b) operates as a nonhazardous solid waste transfer station; (c) identifies, sorts, treats, packages, or labels wastes for the purposes of transport; (d) pumps septic tanks and cesspools; (e) rents or services portable toilets; (f) provides other septic waste management services; (g) collects, separates and/or recovers recyclable materials; (h) prepares materials for efficient shipment by means such as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning; or (i) transforms organic waste into a stable, soil-like product in a controlled environment under aerobic conditions. It may include retail sales of recovered materials as an accessory use. This definition specifically excludes landfills, municipal wastewater treatment facilities and related essential services, and composting activities that are limited to organic waste produced on the premises.	X	X	X	C	X	X	C	X
<b>Contractor's yard or unenclosed storage</b> An establishment that: (a) provides storage for vehicles, machinery, equipment and materials used by a contractor in the construction-related trades, which may include a shop for maintaining or repairing the contractor's vehicles, machinery or equipment or the contractor's business office; or (b) leases outdoor storage space for vehicles, boats or similar large goods to commercial customers or the general public. This definition specifically excludes junkyards. See Subsection 3103.C.	X	X	X	P	X	X	C	X
<b>ART, ENTERTAINMENT AND RECREATION USES</b>								
<b>Theater</b> An establishment that presents live entertainment by actors, singers, dancers, musicians or other performing artists, or that shows movies or other recorded entertainment to an audience.	P	C	X	P	P	X	X	X
<b>Artist gallery or studio</b> An establishment used to produce, display and/or sell works of art.	P/C <sup>1</sup>	P/C <sup>1</sup>	C/X <sup>1</sup>	P	P	C	C	X
<b>Museum or library</b> An establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.	P	P	C	P	P	C	C	C
<b>Indoor recreation</b> An establishment that offers physical fitness, sports, games and other leisure-time activities primarily from within an enclosed structure. This definition specifically excludes any use defined in this section.	P/C <sup>1</sup>	P/C <sup>1</sup>	X	P	P	X	X	X

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USE & DEFINITION	VB	VMU	VR	GB	REC	RES	RL	CON
<b>Commercial outdoor recreation</b> A commercial establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed building. See Section 3224.	X	C	X	C	P	X	C	C
<b>Public outdoor recreation, park or nature preserve</b> A non-commercial establishment that offers sports, games and other leisure-time activities to the general public primarily outside an enclosed structure, or land that is maintained in a primarily unimproved natural state for passive recreation and/or conservation purposes.	P	P	P	P	P	P	P	P
<b>Golf course or country club</b> An establishment laid out with at least nine holes for playing the game of golf and improved with trees, greens, fairways and hazards. It may include a clubhouse that offers food and beverages to members and guests, restrooms, driving range and shelters. It may provide additional recreational activities and/or retail sales of golf-related merchandise as an accessory use.	X	X	X	C	P	C	C	C
<b>Equestrian facility</b> A commercial establishment used to house, train, care for, and/or ride horses.	X	X	X	C	P	C	C	C
<b>CIVIC AND COMMUNITY USES</b>								
<b>Government facility</b> A state- or town-owned or operated establishment that serves a public function and provides governmental services. See Section 1104.	P	P	C	P	C	C	C	C
<b>Educational institution</b> A state-certified public or private establishment that provides educational services. See Section 1104.	P	P	C	C	C	C	C	C
<b>Specialty school</b> A commercial establishment that offers instruction, classes or training on a specific topic such as cooking, arts, crafts, dance, music, sport or fitness.	P/C <sup>1</sup>	P/C <sup>1</sup>	X	P/C <sup>1</sup>	P/C <sup>1</sup>	C	C	C
<b>Clinic or outpatient care services</b> An establishment from which one or more licensed practitioners provide healthcare services to people primarily as outpatients. See Section 1104.	P/C <sup>1</sup>	P/C <sup>1</sup>	C/X <sup>1</sup>	P	C	X	C	X
<b>Child day care</b> An establishment that cares primarily for infants and preschool-age children, as well as older children when school is not in session. See Section 3225.	P	P	C	P	P	C	C	X
<b>Religious institution</b> An establishment that serves as a place of worship or congregation for a religious purpose. It may offer educational services, charitable services or other uses associated with religious exercise as an accessory use. See Section 1104.	P	P	P	P	P	C	C	C

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USE & DEFINITION	VB	VMU	VR	GB	REC	RES	RL	CON
<b>Funeral services</b> An establishment that prepares deceased people for burial or cremation, cremates the remains of deceased people, and/or holds funeral services.	P	C	C	P	X	C	X	X
<b>Cemetery</b> A site designed to inter or otherwise store the remains of deceased people.	X	P	P	P	X	P	P	P
<b>Social club</b> A private establishment that is the premises of a nonprofit organization that meets periodically to promote some social, service, educational, athletic or recreational objectives and that caters exclusively to members and their guests.	P	C	C	P	P	X	C	C
<b>NATURAL RESOURCE BASED USES</b>								
<b>Farming or forestry</b> An establishment that grows crops, raises animals, harvests timber, or harvests plants or animals from their natural habitats. See Section 1103.	P	P	P	P	P	P	P	P
<b>Firewood processing</b> An establishment that produces firewood for wholesale or retail sale from logs that are primarily harvested off-site and delivered to the premises. This definition specifically excludes wood products manufacturing and forestry.	X	X	X	P	X	X	C	C
<b>Extraction and quarrying</b> An establishment that dredges, quarries, mines, or develops mine sites for crushed and broken stones, limestone, sand, gravel, clay, topsoil, or other stones and nonmetallic minerals. It may include on-site processing such as crushing, grinding, washing or screening. See Section 3227.	X	X	X	C	X	X	C	C
<b>On-farm business or agricultural enterprise</b> An establishment that engages in agri-tourism, agri-education, direct marketing of locally-produced farm or forest products, or that adds value to locally-produced farm or forest products. See Section 3228.	P/X <sup>1</sup>	P/X <sup>1</sup>	P/X <sup>1</sup>	P	P/C <sup>1</sup>	P/X <sup>1</sup>	P/C <sup>1</sup>	P/C <sup>1</sup>

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