

Schedule B
Area Regulations

District	Use	Utility Availability	Minimum Lot Size (sf)	Minimum Frontage (ft)	Maximum Building Area (%)	Minimum Open Space	Minimum Front Yard Setback (ft)	Minimum Side Yard Setback (one/total) (ft) (4)	Minimum Rear Yard Setback (ft)	Maximum Height (ft)
R-1	Agricultural Use or Structure		3 acres	100	30%	N/A	30	10/25	30	35 (1)
	Single Family Dwelling Units	Public Water & Public Sewer	9,000	75	30	N/A	30	10/25	30	35
	Non-Residential		10,000	100	20	30	30	20/50	30	35
R-2	Agricultural Use or Structure	Any Scenario	3 Acres	100	20	N/A	30	10/25	10	35 (1)
	Single Family Dwelling Units	Public Water & Public Sewer	9,000	75	30	N/A	30	10/25	30	35
		Either Public Water or Public Sewer	15,000	100	30	N/A	50	20/50	30	35
		Neither Public Water Nor Public Sewer	20,000	125	30	N/A	50	20/50	40	35
	Two Family Dwelling Units	Public Water & Public Sewer	9,000	75	30	N/A	30	20/50 (3)	30	35
		Either Public Water or Public Sewer	15,000	100	30	N/A	50	20/50 (3)	30	35
		Neither Public Water Nor Public Sewer	20,000	125	30	N/A	50	20/50 (3)	40	35
	Multi-Family Dwelling Units (2a)	Public Water & Public Sewer	20,000	125	30	25	30	20/50 (3)	30	40
	(2b)	Either Public Water or Public Sewer	20,000	125	30	25	50	20/50 (3)	30	40
	(2c)	Neither Public Water Nor Public Sewer	40,000	125	30	25	50	20/50 (3)	30	40
	Townhouse, Condominium (2a)	Public Water & Public Sewer	20,000	125	30	25	30	20/50 (3)	30	40
	(2b)	Either Public Water or Public Sewer	20,000	125	30	25	50	20/50 (3)	30	40
	(2c)	Neither Public Water Nor Public Sewer	40,000	125	30	25	50	20/50 (3)	30	40
	Non-Residential uses	Public Water & Public Sewer	40,000	125	20	30	30	20/50	30	35
		Either Public Water or Public Sewer	40,000	125	20	30	50	20/50	30	35
	Neither Public Water Nor Public Sewer	40,000	125	20	30	50	20/50	30	35	
R-3	Agricultural Use or Structure	Any Scenario	3 Acres	100	20	N/A	30	10/25	10	35 (1)
	Single Family Dwelling Units	Public Water & Public Sewer	20,000	100	30	N/A	30	20/50	40	35
		Public Water With No Public Sewer	40,000	125	30	N/A	50	20/50	40	35
	Two Family Dwelling Units	Public Water & Public Sewer	40,000	125	30	N/A	30	20/50 (3)	40	35
		Public Water With No Public Sewer	80,000	125	30	N/A	50	20/50 (3)	40	35
	Non-Residential Uses	Public Water & Public Sewer	40,000	125	20	30	30	20/50	40	35
		Either Public Water or Public Sewer	40,000	125	20	30	30	20/50	40	35
	Neither Public Water Nor Public Sewer	40,000	125	20	30	30	20/50	40	35	

District	Use	Utility Availability	Minimum Lot Size (sf)	Minimum Frontage (ft)	Maximum Building Area (%)	Minimum Open Space	Minimum Front Yard Setback (ft)	Minimum Side Yard Setback (one/total) (ft)	Minimum Rear Yard Setback (ft)	Maximum Height (ft)	
R-4	Agricultural Use or Structure	Any Scenario	3 Acres	100	30	N/A	30	10/25	10	35 (1)	
	Single Family Dwelling Units	Public Water & Public Sewer	40,000	125	30	N/A	50	20/50	50	35	
		Either Public Water or Public Sewer	40,000	125	30	N/A	50	20/50	50	35	
		Neither Public Water Nor Public Sewer	40,000	125	30	N/A	50	20/50	50	35	
	Two Family Dwelling Units	Public Water & Public Sewer	80,000	125	30	N/A	50	20/50 (3)	50	35	
		Either Public Water or Public Sewer	80,000	125	30	N/A	50	20/50 (3)	50	35	
		Neither Public Water Nor Public Sewer	80,000	125	30	N/A	50	20/50 (3)	50	35	
	Non-Residential Uses	Public Water & Public Sewer	40,000	125	20	30	50	20/50	50	35	
		Either Public Water or Public Sewer	40,000	125	20	30	50	20/50	50	35	
		Neither Public Water Nor Public Sewer	40,000	125	20	30	50	20/50	30	35	
	MDR	Multiple Family Dwelling Units	Public Water and Sewer	15,000 (4)	25	40	20	25	10/25 (3)	15	50
		Non-Residential Uses	Public Water and Sewer	40,000	125	20	30	30	20/50	30	35
Agricultural Use		Any Scenario	3 acres	25	40	N/A	25	10/25	15	N/A	
MH	Agricultural Use or Structure	Any Scenario	3 Acres	100	20	N/A	30	10/25	10	35 (1)	
	Single Family Dwelling Units Including Individual Manufactured Homes	Public Water & Public Sewer	9,000	70	30	N/A	30	10/25	15	35	
		Either Public Water or Public Sewer	15,000	70	30	N/A	30	10/25	15	35	
		Neither Public Water Nor Public Sewer	20,000	70	30	N/A		10/25	15	35	
	Two Family Dwelling Units	Public Water & Public Sewer	9,000	100	30	N/A	35	10/50 (3)	15	35	
		Either Public Water or Public Sewer	15,000	125	30	N/A	35	20/50 (3)	15	35	
		Neither Public Water Nor Public Sewer	20,000	125	30	N/A	35	20/50 (3)	15	35	
	Multi-Family Dwelling Units (2a)	Public Water & Public Sewer	20,000	125	30	25	50	20/50 (3)	30	40	
		Either Public Water or Public Sewer	20,000	125	30	25	50	20/50 (3)	30	40	
		Neither Public Water Nor Public Sewer	40,000	125	30	25	50	20/50 (3)	30	40	
	Townhouse, Condominium (2a)	Public Water & Public Sewer	20,000	100	30	25	50	20/50 (3)	30	40	
		Public Water or Public Sewer	20,000	125	30	25	50	20/50 (3)	30	40	
		Neither Public Water Nor Public Sewer	40,000	125	30	25	50	20/50 (3)	30	40	
	Manufactured Home Parks (5)	Any Scenario	5 Acres	125	30	N/A	50	30/70	30	35	
		Non-Residential Uses	Public Water & Public Sewer	40,000	125	30	30	30	10/50	15	35
			Either Public Water or Public Sewer	40,000	125	30	30	30	25/50	30	35
	Neither Public Water Nor Public Sewer		40,000	125	30	30	30	25/50	30	35	

District	Use	Utility Availability	Minimum Lot Size (sf)	Minimum Frontage (ft)	Maximum Building Area (%)	Minimum Open Space	Minimum Front Yard Setback (ft)	Minimum Side Yard Setback (one/total) (ft)	Minimum Rear Yard Setback (ft)	Maximum Height (ft)
NC	Agricultural Use or Structure	Any Scenario	3 Acres	100	20	N/A	30	10/25	10	35 (1)
	Single Family Dwelling Units	Public Water & Public Sewer	9,000	75	30	N/A	30	10/25	30	35
		Either Public Water or Public Sewer	15,000	100	30	N/A	30	20/50	30	35
		Neither Public Water Nor Public Sewer	20,000	100	30	N/A	30	20/50	40	35
	Two Family Dwelling Units	Public Water & Public Sewer	9,000	75	30	25	30	20/50 (3)	30	35
		Either Public Water or Public Sewer	15,000	100	30	25	50	20/50 (3)	30	35
		Neither Public Water Nor Public Sewer	20,000	125	30	25	50	20/50 (3)	40	35
	Multi-Family Dwelling Units(2a)	Public Water & Public Sewer	20,000	125	30	25	30	20/50 (3)	30	35
		(2b) Either Public Water or Public Sewer	20,000	125	30	25	50	20/50 (3)	30	35
		(2c) Neither Public Water Nor Public Sewer	40,000	125	30	25	50	20/50 (3)	30	35
	Townhouse, Condominium (2a)	Public Water & Public Sewer	20,000	125	30	25	30	20/50 (3)	30	35
		(2b) Either Public Water or Public Sewer	20,000	125	30	25	50	20/50 (3)	30	35
(2c) Neither Public Water Nor Public Sewer		40,000	125	30	25	50	20/50 (3)	30	35	
Non-Residential Uses	Public Water & Public Sewer	20,000	75	20	25	30	10/25	15	35	
	Either Public Water or Public Sewer	30,000	75	20	25	30	10/25	15	35	
	Neither Public Water Nor Public Sewer	40,000	75	20	25	30	10/25	15	35	
C	Multi-Family Dwelling Units (2a)	Public Water and Public Sewer	20,000	100	30	25	30	20/50	20	60
	(2b) Either Public Water or Public Sewer	40,000	100	30	25	30	20/50	20	60	
	(2c) Neither Public Water Nor Public Sewer	60,000	100	30	25	30	20/50	20	60	
	Townhouse, Condominium (2a)	Public Water and Public Sewer	20,000	100	30	25	50	20/50	20	60
		(2b) Either Public Water or Public Sewer	40,000	100	30	25	50	20/50	20	60
		(2c) Neither Public Water Nor Public Sewer	60,000	100	30	25	50	20/50	20	60
	Non-Residential	Any Scenario	N/A	75	25	25	20	10/25	20	60
	Agricultural Use or Structure	Any Scenario	3 acres	100	30	N/A	20	10/25	20	60 (1)
	SC	Non-Residential Uses	Public Water & Public Sewer	N/A	125	40	25	30	20/50	20
Agricultural Use or Structure		Any Scenario	3 acres	125	40	N/A	30	20/50	20	35 (1)
I	Non-Residential Uses	Public Water & Public Sewer	N/A	125	40	20	50	20/50	20	40
	Agricultural Use or Structure	Any Scenario	3 acres	125	40	N/A	50	20/50	20	35 (1)
IP	Non-Residential Uses	Public Water & Public Sewer	40,000	125	40	20	50	20/50	20	40
	Agricultural Use or Structure	Any Scenario	3 acres	125	40	N/A	50	20/50	20	35 (1)
AD - See Schedule C	All Uses									
A1	Non-Residential Uses	Public Water & Public Sewer	40,000	70	40	20	30	10/25	20	40
	Agricultural Use or Structure	Any Scenario	3 acres	70	40	N/A	30	10/25	20	40 (1)
A2	Non-Residential Uses	Public Water & Public Sewer	40,000	70	40	20	30	10/25	20	40

	Agricultural Use or Structure	Any Scenario	3 acres	70	40	N/A	30	10/25	20	40 (1)
L	Non-Residential Uses	Any Scenario	N/A	N/A	15		50	20/50	50	40
	Agricultural Use or Structure	Any Scenario	3 acres	70	40	N/A	30	10/25	20	N/A

1. Barns and silos are exempt from height restrictions.
2. This requirement is for the first three (3) units; (a) requires an additional 5,500 sq ft for each additional unit; (2b) requires 6,500 sq ft for each additional unit; and (2c) requires 6,500 sq ft for each additional unit.
3. Setbacks do not apply to internal walls in two-family houses, multi-family dwellings, condominiums and townhouses.
4. This requirement is for the first four units. An additional 3,500 square feet is required for each additional unit.
5. See Article XII for additional information.