

3.2.3.2 – Intensity of Use Schedule

Zoning District	Minimum Area (Sq. Ft.)	Minimum Frontage/ Lot Width (Ft)	Minimum Yards			Maximum Building Coverage (% of Lot)	Maximum Building Height (Ft)
			Front (Feet)	Side (Feet)	Rear (Feet)		
Agricultural (A)	80,000 ¹	200 ³	30	15	15	25	35
	40,000 ²	140 ⁴	30	15	15	30	35
Low Density Residential (R-40)	40,000	140 ⁴	30	15	15	30	35
Medium Density Residential (R-20)	20,000	125 ⁵	30	15	15	30	35
Multiple Family Residential (R-MF)	44,000	150 ⁶	35	30	50	40	40
Neighborhood Business (NB)	20,000	100 ⁷	40	15	15	30	35
Community Business (CB)	40,000	140	40	15	15	30	35
Office/Light Industrial (OLI)	40,000	120 ⁵	40	35 ⁸	35 ⁸	40	35
Industrial (I)	40,000	120 ⁵	40	35 ⁸	35 ⁸	40	35
Village Mixed Use (VMU)	20,000	100	None	15	15	75 ¹⁰	40

Flood Plain (FP) - As Governed in Section 6 -

Campus Development Overlay (CDO) - As Governed in Section 9 -

Fisherville Smart Growth Overlay District (FSGOD) - As Governed in Section 10 -

Chapter 43D Priority Development Overlay District (PDSOD) - As Governed in Section 11 -

¹ 80,000 sq.-ft. minimum lots required in unsewered areas.

² In areas connected to and serviced by sewers in accordance with Sewer regulations.

³ Except that the frontage may be 120 feet when the frontage is located on the turnaround of a cul-de-sac.

⁴ Except that the frontage may be 90 feet when the frontage is located on the turnaround of a cul-de-sac.

⁵ Except that the frontage may be 80 feet when the frontage is located on the turnaround of a cul-de-sac.

⁶ Except that the frontage may be 100 feet when the frontage is located on the turnaround of a cul-de-sac.

⁷ Except that the frontage may be 70 feet when the frontage is located on the turnaround of a cul-de-sac.

⁸ Side and rear yards shall each be at least one hundred (100) feet when abutting any residential or agricultural district.

⁹ In any district no building except roadside stands shall be placed nearer to the exterior line of any street than the distance specified as the minimum front yard for that district in the Intensity Use Schedule.

¹⁰ In VMU District, the maximum building coverage shall include all impervious surfaces.