

USE & DEFINITION

	Option A & B RL 2	Option B RL 3	Option A RL 5	Option A & B RL 10
RESIDENTIAL				
Single-family dwelling 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
Two-family dwelling 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
Multi-family dwelling (3+ units) 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.	C	X	X	X
Accessory dwelling 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.	P	P	P	P
Home occupation Accessory use of single-family residential property for a small business that does not alter the residential character of the property.	P	P	P	P
Home business Accessory use of single-family residential property for a small business that may alter the residential character of the property.	P	C	C	X
Family childcare home Accessory use of single-family residential property for a small daycare business that operates under state license or registration.	P	P	P	X
Senior housing Use of one or more structures to primarily house people age 55 or older that: (a) Contains multiple dwelling units each intended for habitation by one household and providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation; and (b) May offer minimum convenience services to residents as an accessory use.	P	X	X	X
Assisted living or skilled nursing service 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, and that operates under state license. Includes residential care, nursing or convalescent homes, and hospice or respite care facilities.	C	X	X	X
Group home Use of single-family residential property to provide housing to people with a handicap or disability that operates under state license or registration.	P	P	P	P
LODGING				
Bed-and-breakfast Accessory use of single-family residential property to provide short-term accommodations for travelers.	P	P	P	P
Inn Use of one or more structures to provide short-term accommodations for travelers. May include a restaurant, bar, event facility, spa or fitness club as an accessory use.	C	C	C	X
Rooming and boarding house Accessory use of a single-family residential property to provide accommodations that will typically serve as the boarder's principal residence, and that commonly includes meals, housekeeping and/or laundry services.	P	X	X	X
Short-term rental Accessory use of property to provide short-term guest accommodations. Includes Airbnb and similar rentals.	P	P	P	P
COMMERCIAL				
Lawn, garden and farm supply sales 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.	C	X	X	X
Veterinary, pet or animal service (up to 3,000 sf >3,000 sf) 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.	C C	C C	C C	X X

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Event facility 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.	C	C	C	X
Catering or commercial kitchen 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).	C	C	C	X
Communications antenna 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.	P	P	P	P
Communications tower A structure used to support one or more communication antennas and related structures and equipment.	X	C	C	C
Composting services An establishment used to transform organic waste into a stable, soil-like product in a controlled environment under aerobic conditions. This definition specifically excludes composting activities that are limited to organic waste produced on the premises.	X	C	C	X
ART, ENTERTAINMENT AND RECREATION				
Artist gallery or studio (up to 3,000 sf >3,000 sf) An establishment used to produce, display and/or sell works of art.	C X	X X	X X	X X
Museum An establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.	C	C	C	C
Indoor recreation (up to 3,000 sf >3,000 sf) 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.	C X	X X	X X	X X
Commercial outdoor recreation (passive active) A commercial establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed building.	C X	C C	C C	C C
Public outdoor recreation or park 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
Golf course or country club 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.	C	C	C	C
Campground An establishment: (a) designed to accommodate campers and their equipment including tents, tent trailers, and recreational vehicles, or (b) that provides overnight recreation camping or outdoor adventure retreats. It may provide facilities and services such as cabins, sanitary facilities, food services, recreational facilities, and organized recreational or educational activities.	C	C	C	C
Equestrian facility A commercial establishment used to house, train, care for, and/or ride horses.	C	P	P	C
CIVIC AND COMMUNITY				
Specialty school (indoor and up to 6,000 sf outdoor or >6,000 sf) A commercial establishment that offers instruction, classes or training on a specific topic such as cooking, arts, crafts, dance, music, sport or fitness.	C C	C C	C C	C C
Rehabilitation services or residential treatment facility An establishment other than a licensed hospital that provides protective supervision and/or counseling to people with mental illness, substance abuse problems, emotional problems, or physical or mental disabilities or impairments, and that may offer residential or accommodation services.	C	X	X	X
Child day care An establishment that cares primarily for infants and preschool-age children, as well as older children when school is not in session.	C	X	X	X
Religious institution 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.	C	X	X	X
Cemetery A site designed to inter or otherwise store the remains of deceased people.	P	P	P	P

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Social club 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.	C	C	C	C
NATURAL RESOURCE BASED				
Farming or forestry An establishment that grows crops, raises animals, harvests timber, or harvests plants or animals from their natural habitats.	P	P	P	P
Firewood processing An establishment that produces firewood for wholesale or retail sale from logs that are primarily harvested off-site and delivered to the premises. It may include drying the wood in a kiln or by other methods. This definition specifically excludes sawmill, wood products manufacturing and forestry.	X	C	C	C
Sawmill An establishment that produces rough slabs, dimensional lumber or wood chips for wholesale or retail sale from logs that are primarily harvested off-site and delivered to the premises. It may include drying the wood in a kiln or by other methods. This definition specifically includes operation of a portable sawmill for commercial purposes. This definition specifically excludes firewood processing, wood products manufacturing and forestry.	X	C	C	C
Extraction and quarrying 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.	X	C	C	C
Groundwater withdrawal An establishment that withdraws groundwater for commercial, industrial, bottled or bulk purposes. It may include on-site processing and bottling.	X	C	C	C
On-farm business 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.	P	C	C	C

DIMENSIONAL STANDARDS

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LOTS				
Minimum lot size (residential lots non-residential lots) All land within the property boundaries excluding any land within a road right-of-way.	2 ac	3 ac	2 ac 5 ac	A 2 ac 10 ac B 1 ac 10 ac
Minimum lot frontage (residential lots non-residential lots) On a maintained public or private road, excluding any frontage on Class 4 roads or unimproved rights-of-way.	150 ft	180 ft	150 ft 300 ft	A 150' 450' B 120' 450'
Maximum lot coverage (first 2 acres all lot area in excess of 2 acres) Total amount of impervious surface as a % of total lot area.	30% 10%	20% 5%	20% 5%	10% 2%
SETBACKS				
Minimum front setback	40 ft	40 ft	40 ft	40 ft
Minimum side setback	16 ft	16 ft	16 ft	16 ft
Minimum rear setback	20 ft	20 ft	20 ft	20 ft
BUILDINGS				
Maximum principal building footprint	n/a	n/a	n/a	4,500 sf
Maximum structure height	28 ft	28 ft	28 ft	24 ft
DENSITY				
Maximum density Measured as number of dwelling units or other principal uses per amount of total lot area, except that accessory dwellings will not be included.	1 per 2 ac	1 per 3 ac	1 per 5 ac	1 per 10 ac