

ZONING BULK REGULATIONS

Regulation	RESIDENTIAL ZONING						SEASONAL/RESORT			COMMERCIAL				
	R-1	R-2	R-3	R-4	R-5	R-5A	SR-1	SR-1A	SR-2	C-1	C-2	C-3	C-3A	C-4
	Single-Family	Duplex and Manufactured Housing	Duplex, Triplex and Quadraplex (and all R-1 uses)	Manufactured Housing and Mobile Homes (and all R-1, R-2 and R-3 uses)	Multi-family (and all R-1 and R-3 uses)	Multi-family Light	Seasonal/Resort Residential	Seasonal/Resort Mixed Use	Seasonal/Resort Commercial	Neighborhood Commercial (and all Residential uses)	Plaza Commercial (and all Residential uses)	General Commercial (and all Residential uses)	General Commercial Low (and all Residential uses)	Research and Design (and all Residential uses)
Minimum Lot Area	\	\	\	\	\	\	5,000 sq. ft	6,500 sq. ft	7,500 sq. ft.	\	\	\	\	\
Maximum Density³	\	\	\	\	\	\	15 du/acre ⁹	15 du/acre ⁹	15 du/acre ⁹	10	10	10	10	10
Urban	8 du/acre	15 du/acre	15 du/acre	6 du/acre	25 du/acre ²	25 du/acre ²	\	\	\	\	\	\	\	\
Suburban	5 du/acre	5 du/acre	5 du/acre	5 du/acre	5 du/acre	5 du/acre	\	\	\	\	\	\	\	\
Rural Community (paved road)	1 du/acre	1 du/acre	1 du/acre	1 du/acre	N/A	N/A	\	\	\	\	\	\	\	\
Rural Community (unpaved road)	1 du/3 acres	1 du/3 acres	1 du/3 acres	1 du/3 acres	N/A	N/A	\	\	\	\	\	\	\	\
Minimum Lot Frontage^{1,8} (in feet)	\	\	\	\	\	\	50 ft.	50 ft. ⁵ / 75 ft. ⁶	50 ft. ⁵ / 75 ft. ⁶	75	70	100	100	100
Square or Rectangular	35	50	50	50	100	100	\	\	\	\	\	\	\	\
Irregular or Cul-de-sac	20	20	20	20	50	50	\	\	\	\	\	\	\	\
Minimum Setbacks⁸	\	\	\	\	\	\	\	\	\	\	\	\	\	\
Front	\	\	\	\	\	\	25 ft.	25 ft.	25 ft.	\	\	\	\	\
Side	\	\	\	\	\	\	3 ft. / 10 ft. ⁷	3 ft. / 10 ft. ⁷	3 ft. / 10 ft. ⁷	\	\	\	\	\
Rear	\	\	\	\	\	\	10	10	10	\	\	\	\	\
Yard Setbacks¹ (in feet)	\	\	\	\	\	\	\	\	\	\	\	\	\	\
Front	20	15	20	20	25	25	\	\	\	25 ¹¹	10	25 ¹¹	25 ¹¹	25 ¹¹
Side	5	5	5	5	10	10	\	\	\	5	10	3	3	10 ¹¹
Side when adjacent to 'R' Zones	\	\	\	\	\	\	\	\	\	10	10	20	20	20
Rear	10	10	10	10	10	10	\	\	\	20	10	20	20	20
Maximum Building Height (in feet)	\	\	\	\	\	\	60 ft.	100 ft.	230 ft. ¹⁵	35	50	230	100	100
Urban Areas	45	45	45	45	100	50	\	\	\	\	\	\	\	\
Suburban Areas	45	45	45	45	85	50	\	\	\	\	\	\	\	\
Impervious Surface Ratio	60%	60%	60%	60%	75%	75%	60%	75%	75%	\	\	\	\	\
Urban Area	\	\	\	\	\	\	\	\	\	60%	75%	75%	75%	80%
Beaches STZ and Suburban Area	\	\	\	\	\	\	\	\	\	50%	60%	60%	60%	80%
Rural Area	\	\	\	\	\	\	\	\	\	30%	30%	50%	50%	80%
Maximum Lot Coverage	\	\	\	\	\	\	\	\	\	\	\	\	\	\
Floor Area Ratio	\	\	\	\	\	\	\	\	\	\	\	\	\	\
Urban Area	\	\	\	\	\	\	\	\	\	100%	200%	200%	200%	100%
Beaches STZ and Suburban Area	\	\	\	\	\	\	\	\	\	50%	200%	200%	200%	60%
Rural Area	\	\	\	\	\	\	\	\	\	30%	30%	30%	30%	30%

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	CONSERVATION			INDUSTRY		AGRICULTURE	
	CSVP	CSVR	CSVH	IND-1	IND-2	AG-1	AG-2
Regulation	Conservation	Conservation Recreation	Conservation Habitation	Light Industry	Industry	General Agriculture	Agriculture / Timberland
Minimum Lot Area	N/A	20 Acres	21,780 sq. ft. (1/2 acre)	21,780 sq. ft. (1/2 acre)	43,560 sq. ft.	10 acres	20 acres
Maximum Density	N/A	N/A	2 du/acre ¹² 1du/10 acres ¹³	N/A	N/A	1 du/10 acres	1 du/20 acres
Minimum Lot Frontage	N/A	100 ft.	100 ft.	100 ft.	200 ft.	\	\
Minimum Setbacks	\	\	\	\	\	\	\
Front	N/A	100 ft.	25 ft.	25 ft	25 ft	\	\
Side	N/A	100 ft.	10 ft.	25 ft. (50 ft if adjacent to residential)	25 ft.	\	\
Rear	N/A	100 ft.	25 ft.	25 ft. (50 ft if adjacent to residential)	25 ft.	\	\
Yard Setbacks						None	None
Maximum Bldg Height	N/A	35 ft.	35 ft.	100 ft.	None	50 feet	50 feet
Maximum Lot Coverage¹⁴	N/A	10%	50%	\	\	25%	10%
Floor Area Ratio	N/A	20%	40%	\	\	\	\
Urban Area	\	\	\	100%	150%	\	\
Beaches STZ and Suburban Area	\	\	\	60%	80%	\	\
Rural Area	\	\	\	30%	30%	\	\
Impervious Surface Ratio	\	\	\	80%	80%	\	\

¹ Townhouse Developments will not require minimum lot frontage or side setbacks with exception of the "end" unit having a five (5) foot setback at the property line.

² Allowable density is limited to fifteen (15) units per acre in the Coastal Planning Area/Beaches Special Treatment Zone.

³ Maximum allowable density subject to availability of central water and sewer services.

⁴ The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR).

⁵ Frontage for residential uses.

⁶ Frontage for commercial uses.

⁷ Setback for commercial uses.

⁸ Zero lot line commercial developments will not require minimum lot frontage or side setbacks with exception at the "end" of a unit having a five (5) foot setback to the property line.

⁹ Allowable density is limited to 25 dwelling units per acre in the Urban Service Area outside the Coastal Planning Area/Beaches Special Treatment Zone.

¹⁰ Residential densities in commercial zones shall be as described in Chapter 4 for residential zones.

¹¹ Setback from front property line adjacent to arterial and collector.

¹² Allowable density in urban, suburban service areas.

¹³ Allowable density in other service areas.

¹⁴ Maximum Building Height does not apply to silos, barns, storage buildings, and communication towers.

¹⁵ To exceed 100 ft in height, a minimum property site of (1) acre is required.