

MASSAGE ESTABLISHMENT: Any establishment having a fixed place of business where massages are administered, including but not limited to massage parlors, sauna baths and steam baths, and which excludes or restricts minors by reason of age. This definition shall not be construed to include a hospital, nursing home, medical clinic, or the office of a physician, surgeon, chiropractor, osteopath, or duly licensed physical therapist or massage therapist, licensed masseuse or masseur, or barbershops or beauty salons in which massages are administered only to the scalp, face, neck or shoulders. This definition shall also exclude health clubs which have facilities for physical exercise, such as tennis courts, racquetball courts or exercise rooms, and which do not receive their primary source of revenue through the administration of massages.

PEEP SHOW: A theatre which presents material in the form of live shows, films or videotapes, viewed from an individual enclosure, and which excludes or restricts minors by reason of age.

ALCOHOLIC BEVERAGE PRODUCTION: "Alcoholic beverage" or "beverage" mean and include alcohol, spirits, liquor, wine, beer, cider and every liquid, solid, powder or crystal, patented or not, containing alcohol, spirits, wine or beer and capable of being consumed by a human being, and any warehouse receipt, certificate, contract or other document pertaining thereto; except that confectionery containing alcohol as provided by subdivision twelve of section two hundred of the agriculture and markets law and ice cream and other frozen desserts made with wine as provided in subdivision fifteen of section two hundred of the agriculture and markets law shall not be regulated as an "alcoholic beverage" or "beverage" within the meaning of this section where the sale, delivery or giving away is to a person aged twenty-one years or older. The sale, delivery or giving away of ice cream made with wine to a person under the age of twenty-one years may be prosecuted administratively and/or criminally in accordance with the provisions of this chapter.

ALLEY: A minor way which is used primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

ANIMAL HOSPITAL/VETERINARY CLINIC: A business that treats animals and regularly houses them on the premises overnight and for extended periods for treatment.

APPLICANT: The legal, real property contract vendee, or beneficial owner or owners of a lot or of any land included in the proposed development. Also, the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land.

AREA, BUILDING: The total ground area of a principal building and accessory buildings, exclusive of uncovered porches, parapets, steps and terraces.

BASEMENT: A space of full story height partly below grade and having at least half of its clear floor-to-ceiling height above the average grade, and which is not designed or used primarily for year-round living accommodations.

BED AND BREAKFAST: An establishment in a private dwelling that supplies temporary accommodations to overnight guest for a fee. Meals may or may not be provided. Tourist

STORY, HALF: That part of a building between a pitched roof and the uppermost full story, and having a floor area at least half as large as the floor below. Space with less than five feet clear headroom shall not be considered as floor area.

STREET: A public way which affords the principal means of access to abutting property.

STRUCTURE: Any building or other construction, with or without a roof, which requires location on the ground or attachment to something having location on the ground.

STRUCTURAL ALTERATION: Any change in the supporting members of a building.

SWIMMING POOL: Any outdoor water pool intended for bathing or swimming purposes, made of concrete, masonry, metal or other impervious material, maintained in a residential district, which will cause the retaining of water to a greater depth than 18 inches and having a plane surface area of water greater than 100 square feet. [History: Definition added by resolution of Town of Florida Town Board on January 20, 2014].

THEATER, OUTDOOR: An open lot or part thereof, with its appurtenant structures and facilities, devoted primarily to the showing of motion pictures or theatrical production on a paid admission basis.

TOURIST HOME: A dwelling where transient guests are lodged for hire.

TOWN HOUSE: One of several units in a building designed for and occupied exclusively as a residence for not more than one family living independently of any other family, separated from other units by a party wall or walls, and erected on a lot intended to be held in the form a condominium or in a single and separate ownership from any adjoining units.

TRAILER: A mobile unit designed for camping, recreational travel, or vacation use which is equipped with a chassis and provides partial housekeeping facilities such as plumbing, heating, electrical, cooking or refrigeration systems or equipment.

TRAILER CAMP: An area occupied or designed for occupancy by two or more trailers.

TRUCK TERMINAL: A building or area in which freight brought by truck is assembled and/or stored for routing or reshipment, or in which semi-trailers, including tractor and/or trailer units and other trucks are parked or stored.

VARIANCE: Permission to depart from the literal requirements of the zoning ordinance.

VARIANCE, AREA: A departure from the area setback, frontage, coverage, size or other requirements of the applicable zoning district, or a departure from any provision of this ordinance except use.

VARIANCE, USE: A variance granted for a use or structure that is not permitted in the zoning district.

~~WHOLESALE STORAGE OR WAREHOUSE~~ or DISTRIBUTION CENTER: A building or buildings used ~~as a wholesale distribution center for storage, distribution and/or~~

sortation of goods, products, packages or other materials associated with retail, commercial, wholesale or industrial uses.

WECS: Any mechanism designed for the purpose of converting wind energy into electrical power. Commonly known as a "wind turbine" or "windmill," the WECS includes all parts of the system except the tower and the transmission equipment; the turbine or windmill may be on a horizontal or vertical axis, rotor or propeller [History: Definition added by Wind Turbine Facilities Law, Local Law No. 1 of 2008, as adopted by the Town of Florida Town Board on October 20, 2008].

WECS, ROOF MOUNTED: A relatively small wind generating facility generating original power on-site for on-site use by the property owner or homeowner, mounted on the principle building's roof and with a maximum height no greater than ten (10) feet above the highest point of the roof on which it is mounted. [History: Definition added by Wind Turbine Facilities Law, Local Law No. 1 of 2008, as adopted by the Town of Florida Town Board on October 20, 2008].

WECS, COMMERCIAL: A WECS that generating original power on site to be transferred to a transmission system for distribution to customers. [History: Definition added by Wind Turbine Facilities Law, Local Law No. 1 of 2008, as adopted by the Town of Florida Town Board on October 20, 2008].

WECS, NONCOMMERCIAL: A WECS that supplies power solely for on-site use, except that when a parcel on which a noncommercial WECS is installed also receives electrical power supplies by a utility company, excess electrical power generated by a noncommercial WECS and not presently needed for on-site use may be used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company to the parcel for on-site use, as long as no net revenue is produced by such excess electrical power. [History: Definition added by Wind Turbine Facilities Law, Local Law No. 1 of 2008, as adopted by the Town of Florida Town Board on October 20, 2008].

WELLHEAD: The location of a potable water well on a property. [HISTORY: Definition added by resolution of Town of Florida Town Board on January 20, 2014].

YARD, FRONT: An open unoccupied and unobstructed space on the same lot with a main building, extending the full width of the lot and situated between the front property line and the front line of the main building projected to the side lines of the lot.

YARD, REAR: A space on the same lot with a main building, open and unoccupied except for accessory buildings, extending the full width of the lot and situated between the rear line of the main building projected to the side lines of the lot and the rear line of the lot.

YARD, SIDE: An open unoccupied space on the same lot with a main building, situated between the side line of the main building and the adjacent side line of the lot extending from the front yard to the rear yard. Any lot line not a front line or rear line shall be deemed a side line.

4. One family Dwelling
5. Community Park or Playground
6. Home Occupation
7. Mobile home as part of a farm operation
8. Accessory use and building

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Commercial Recreation
2. Alcoholic Beverage Production
- ~~1-3.~~ Retail Farm Market
- ~~2-4.~~ Bed and Breakfast Establishment
3. Golf Course or Country Club
4. Nursing, Convalescent or Home for the Aged
5. Personal Wireless Service Facility
6. Public Utility Facility
7. Farm Products Plant
8. Radio, TV Transmitter or Receiving Tower w/ building
9. Radio, TV Transmitter or Receiving Tower w/o building
10. Boarding or Rooming House
11. Church
12. Parish House or Convent
13. Animal/Veterinary hospital
14. Public or Parochial School or College
15. Two Family Dwelling
16. Adult Oriented Business

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Gasoline Station
- ~~2.~~ Professional Office, Studio
- ~~2.3.~~ Alcoholic Beverage Production
- ~~3.4.~~ Bank
- ~~4.5.~~ Public Utility Facility
- ~~5.6.~~ Hotel
- ~~6.7.~~ Public Garage
- ~~7.8.~~ Restaurant
- ~~8.9.~~ Fuel Sales and Storage
- ~~9.10.~~ Automobile, Boat, Farm Implement or Mobile Home Sales or Rental
- ~~10.11.~~ Indoor Storage of non-liquid, non-gaseous fuel
- ~~11.12.~~ Bowling Alley
- ~~12.13.~~ Multi Family Dwelling
- ~~13.14.~~ Two Family Dwelling
- ~~14.15.~~ Adult Oriented Business
- ~~15.16.~~ Tavern

SECTION 10.1 - C-2 Commercial District

In the C-2 Commercial District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. Bed and Breakfast Establishment
2. Personal Service Shop
3. Retail Store

4. Museum
5. Custom Work Shop
6. Radio, Television or Household Appliance Sales or Service
7. Funeral Home
8. Antique Shop
9. Animal/Veterinary Hospital
10. Feed, Lumber, Seed or Fertilizer Building
11. Carwash
12. Fire Station or Municipal Building
13. Cabinet, Electrical, Heating, Plumbing or Air Conditioner Shop
14. Community Park or Playground
15. Historic Building or Site
16. Home Occupation
17. Professional Office, Studio
18. Bank
19. Hotel
20. Restaurant
21. Accessory Use or Building

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Gasoline Station/Fuel Sales and Storage
2. Laundry/Dry Cleaning Plant
- 2.3. Alcoholic Beverage Production
- 3.4. Public Utility Facility w/o Building
- 4.5. Public Utility Facility With Building
- 5.6. Public Garage

~~6-7.~~ Automobile, Boat, Farm Implement or Mobile Home Sales or Rental

~~7-8.~~ Indoor Storage of non-liquid, non-gaseous fuel

~~8.~~ ~~Wholesale Storage~~/Warehouse or Distribution Center

~~8-9.~~ Light Assembly Plant

~~9-10.~~ Manufacture or Assembly of Electronic Devices or Instruments

~~10-11.~~ Printing or Publishing Plant

~~11-12.~~ Tool, die, pattern, machine shop

~~12-13.~~ Manufacture or processing of dairy or food products

~~13-14.~~ Research & Development Center

~~14-15.~~ Cold Storage Plant

~~15-16.~~ Bowling Alley

~~16-17.~~ Tavern

SECTION 11 - IBP-Industrial Business Park

In the IBP Industrial Business Park District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. ~~Wholesale Storage or~~ Warehouse or Distribution Center

2. Light Assembly Plant

3. Manufacturing or assembly of electronic devices or instruments

4. Printing or publishing plant

5. Tool, die, pattern or machine shop

6. Manufacture or processing dairy or other food products

~~7.~~ ~~Distribution Center~~

~~8-7.~~ Research and development center

~~9-8.~~ Transportation services, including automobile and truck rentals and public garage

~~10.9.~~ Professional Offices

~~11.10.~~ Cold Storage Plant

~~12.11.~~ Farm and accessory use or building

~~13.12.~~ Customary accessory use or building

~~14. Manufacturing or processing of dairy or other food products~~

(B) Uses Permitted as Special Permit by the Planning Board:

1. Manufacture of textile products or leather goods
2. Manufacture or fabrication of metal, concrete, stone, plastic paint, fiber or wood products
3. Truck Terminal
4. Bulk Storage of inflammable liquids
5. Public Utility Facility

SECTION 12 - N-P-Natural Products District

In any N-P Natural Products District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. Earth, sand, gravel or mineral excavation
2. Bituminous concrete mixing plant
3. Ready-mix concrete plant
4. Concrete products manufacture, including blocks, staves, pipe beams and structure, and construction equipment
5. Agricultural lime manufacture
6. Inorganic fertilizer manufacture
7. Accessory use or building
8. Farm and accessory building
9. Rock quarry operation

(B) Special Permitted Uses:

1. Advertising Sign

2. Alcoholic Beverage Production

SECTION 13 - H-Historic District

In any H Historic District no building or premises shall be used and no building shall be erected or altered except for one or more of the following uses:

(A) Principal Permitted Uses:

1. One family Dwelling
2. Two Family Dwelling
3. Community Park or Playground
4. Farm and Accessory use or building
5. Fire Station, Municipal building
6. Historic building or site
7. Accessory uses or building

(B) Uses Permitted as a Special Permit by the Planning Board:

1. Public or Parochial School or College
2. Hotel
3. Church, Parish House or Convent
4. Marina
5. Gasoline Station
6. Multi-Family Dwelling
7. Bed and Breakfast Establishment
8. Retail Store
9. Personal Service Shop

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height		Yard	Dimensions			Feet
			Area Ft.	Width Ft.			Stories	Feet		Front	Side		
											One	Both	
C-2		Gasoline Station/Fuel Sales and Storage	40,000 sf	150 Lf.	30%	****	1	30	50	25	50	50	
		Laundry/dry cleaning plant	40,000 sf	150 Lf.	30%	****	2.5	35	50	20	50	30	
		Public Utility Facility w/o Building	10,000 sf	200 Lf.	25%	****	1	30	50	25	50	50	
		Public Utility Facility with Building	50,000 sf	250 Lf.	25%	****	2.5	35	50	25	50	50	
		Public garage	40,000 sf	150 Lf.	30%	****	1	30	50	20	50	50	
		Automobile, boat, farm Implementation or mobile home sales or rental	40,000 sf	150 Lf.	30%	****	1	35	50	20	50	30	
		Indoor Storage of non- liquid, non-gaseous fuel	40,000 sf	150 Lf.	30%	****	****	30	50	25	50	30	
		Wholesale Storage/Warehouse or Distribution Center	****	****	30%	****	****	****	50	20	50	30	
		Light Assembly Plant	****	****	30%	****	****	****	50	20	50	30	
		Manufacture or Assembly of Elec. Devices or Instruments	****	****	30%	****	****	****	50	50	100	50	
		Printing or Publishing Plant	****	****	30%	****	****	****	50	20	50	30	
		Tool, die, pattern, machine shop	****	****	****	****	****	****	50	50	100	50	
		Manufacture or processing of dairy or food products	****	****	****	****	****	****	50	50	100	50	
		Research & Development Center	****	****	****	****	****	****	****	****	****	****	
		Cold Storage Plant	****	****	****	****	****	****	50	50	100	50	
		Bowling Alley	80,000 sf	250 Lf.	30%	****	1	35	50	20	50	30	
		Tavern	80,000 sf	250 Lf.	20%	****	2.5	35	50	25	50	50	

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot		Maximum Lot Coverage	Minimum Living Area	Building Stories	Height Feet	Yard Front	Dimensions		
			Area Ft.	Size Width Ft.						Side	Feet	
											One	Both
C-2	Bed & Breakfast Est.		80,000 sf	250 Lt.	20%	1,000 sf	2.5	35	50	25	50	50
	Personal Service Shop		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30
	Retail Store		40,000 sf	150 Lt.	30%	****	1	30	30	10	25	30
	Museum		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30
	Custom Work Shop		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30
	Radio, TV or household appliance sales or service		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30
	Funeral Home		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30
	Antique Shop		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30
	Animal/Veterinary Hospital		40,000 sf	150 Lt.	30%	****	****	****	50	10	50	30
	Feed, lumber, seed or fertilizer building		40,000 sf	150 Lt.	30%	****	****	****	50	10	50	30
	Carwash		20,000 sf	****	****	****	****	****	50	25	50	50
	Fire Station or Municipal Building				150 Lt.	30%	****	1	30	50	20	50
Cabinet, electrical, heating, plumbing or air conditioner shop			40,000 sf									
Community Park or Playground			20,000 sf	100 Lt	5%	****	1	15	50	10	20	10
Historic Building or site			****	****	****	****	****	****	****	****	****	****
Home Occupation			80,000 sf	250 Lt	20%	1,000 sf	2.5	35	50	25	50	50
Professional Office, Studio			40,000 sf	150 Lt.	30%	****	2	35	100	20	50	
Bank			40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30
Hotel			****	****	30%	****	****	30	50	20	50	30
Restaurant			40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30
Accessory Use or Building			****	****	See Section 31	****	****	****	50	10	20	10

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Area Ft.	Size Width Ft.	Maximum Lot Coverage	Minimum Living Area	Building Stories	Height Feet	Yard Front	Dimensions Feet		
										One	Side	Both
C-1		<u>Gasoline Station</u>	<u>40,000 sf</u>	<u>150 Lf.</u>	<u>30%</u>	****						
		Professional Office, studio	40,000 sf	150 Lf.	30%	****	2	35	100	20		50
		<u>Alcoholic Beverage Production</u>	<u>40,000 sf</u>	<u>150 Lf.</u>	<u>30%</u>	****	<u>2</u>	<u>35</u>	<u>50</u>	<u>25</u>		<u>50</u>
		Bank	40,000 sf	150 Lf.	30%	****	1	30	50	10		25
		Public Utility Facility	10,000 w/o bldg	200 Lf	25%	****	1	30	50	25		50
		Hotel	****	****	30%	****	****	30	50	20		50
		Public garage	40,000 sf	150 Lf.	30%	****	1	30	50	20		50
		Restaurant	40,000 sf	150 Lf.	30%	****	1	30	50	10		25
		Fuel Sales and Storage	40,000 sf	150 Lf.	30%	****	1	30	50	25		50
		Automobile, boat, farm Implementation or mobile home sales or rental	40,000 sf	150 Lf.	30%	****	1	35	50	20		50
		Indoor Storage of non- liquid, non-gaseous fuel	40,000 sf	150 Lf.	30%	****	1	30	50	25		50
		Bowling Alley	80,000 sf	250 Lf.	30%	****	1	35	50	20		50
		Two Family Dwelling	80,000 sf	250 Lf	20%	1,000 sf/unit	2.5	35	50	25		50
		Multi Family Dwelling	80,000 sf	250 Lf	20%	1,000 sf/unit	2.5	35	50	25		50
		Adult Oriented Business	80,000 sf	250 Lf	20%	****	2.5	35	50	25		50
		Tavern	80,000 sf	250 Lf	20%	1,000 sf/unit	2.5	35	50	25		50

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Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot		Maximum Lot Coverage	Minimum Living Area	Building Stories	Height Feet	Yard Front	Dimensions		
			Area Ft.	Size Width Ft.						Side		
										One	Both	Rear
C-1	Bed & Breakfast Est.		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
	Personal Service Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Retail Store		40,000 sf	150 Lf.	30%	****	1	30	30	10	25	30
	Museum		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Custom Work Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Radio, TV or household appliance sales or service		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Funeral Home		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Antique Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Animal/Veterinary Hospital		40,000 sf	150 Lf.	30%	****	****	****	50	10	50	30
	Feed, lumber, seed or fertilizer building		40,000 sf	150 Lf.	30%	****	****	****	50	10	50	30
	Carwash		20,000 sf									
	Fire Station or Municipal Building		****	****	30%	****	****	****	50	25	50	50
	Cabinet, electrical, heating, plumbing or air conditioner shop		40,000 sf	150 Lf.	30%	****	1	30	50	20	50	30
	Mobile Home as part of Farm Operation		****	****	****	600 sf	1	15	50	10	25	50
	Community Park or Playground		20,000 sf	100 Lf	5%	****	1	15	50	10	20	10
	Retail bakery		40,000 sf	150 Lf.	30%	****	1	30	50	20	50	30
Historic Building or site		****	****	****	****	****	****	****	****	****	****	
Laundry or dry cleaning plant		40,000 sf	150 Lf.	30%	****	2.5	35	50	20	50	30	
Farm and Accessory Use or Building		****	****	****	****	****	****	50	25	50	30	
One family Dwelling		80,000 sf	250 Lf	20%	1,000 sf	2.5	35	50	25	50	50	
Accessory Use or Building		****	****	See Section 31	****	****	****	50	10	20	10	
Home Occupation		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50	

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height Stories	Feet Front	Yard	Dimensions			Feet Rear
			Area Ft.	Width Ft.						Side	Both		
											One	Both	
IBP	Wholesale Storage Warehouse or Distribution Center		****	****	30%	****	****						
	Light Assembly plant		****	****	30%	****	****	50		20	50	30	
	Manufacture or Assembly of Elec. Devices or Instruments		****	****	30%	****	****	50		20	50	30	
	Printing or Publishing Plant		****	****		****	****	50		50	100	50	
	Tool, die, pattern, machine shop		****	****	30%	****	****	50		20	50	30	
	Manufacture or processing dairy or other food products		****	****		****	****	50		50	100	50	
	Distribution Center		****	****	****	****	****	50		50	100	50	
	Research & Development Center												
	Transportation services incl. auto and truck rental and public garages												
	Professional Offices			****	****	30%	****	3	48	100	20	50	30
Customary Accessory Use or Building			****	****	****	****	****	****	50	10	20	10	
Cold Storage Plant			****	****	****	****	****		50	50	100	50	
Farm and Accessory Use or Building			****	****	****	****	****	50		25	50	50	
		Manufacture of textile production or leather goods	****	****	****	****	****	50		50	100	50	
		Manufacture or fabrication metal, concrete, stone, plastic, paint, fiber or wood products	****	****	****	****	****	50		50	100	50	
		Truck terminal	****	****	****	****	****						
		Bulk Storage of Inflammable liquids	****	****	****	****	****	50		50	100	50	
		Public Utility Facility	50,000 sf	250 Lf.	25%	****	2.5	35	or	as	Board	Requires	
								50	25	50	50	50	

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Stories	Building Height Feet	Front	Yard	Dimensions		Feet
			Area Ft.	Width Ft.							Side	Rear	
H	One Family Dwelling		80,000 sf	250 Lt.	20%	1,000 sf	2.5	35	50	25	50	50	
	Community Park or		20,000 sf	100 Lt.	5%	****	1	15	50	10	20	10	
	Two Family Dwelling		80,000 sf	250 Lt.	20%	1,000 sf/unit	2.5	35	50	25	50	50	
	Farm & Accessory Building or Uses		****	****	****	****	****	50	25	50	50	50	
	Fire Station, Municipal Bldg.		****	****	****	****	****	50	25	50	50	50	
	Historical Bldg. or Site		****	****	****	****	****	****	****	****	****	****	
	Accessory Use & Building		****	****	See Section 31	****	****	50	10	20	50	10	
	Church		50,000 sf	250 Lt.	25%	****	****	35	50	25	50	50	
	Parish house or convent		80,000 sf	250 Lt.	20%	1,000 sf	2.5	35	50	25	50	50	
	Public and Parochial School, Colleges		5.0 acres	500 Lt.	25%	****	2	35	50	50	100	50	
	Hotel		****	****	30%	****	****	50	20	50	50	30	
	Marina		****	****	30%	****	1	35	50	20	50	30	
	Gasoline Station		40,000 sf	150 Lt.	20%	****	1	30	50	25	50	50	
	Multi Family Dwelling		80,000 sf	250 Lt.	10%	1,000 sf/unit	2.5	35	50	25	50	50	
	Bed & Breakfast Est.		80,000 sf	250 Lt.	20%	1,000 sf	2.5	35	50	25	50	50	
	Retail Store		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30	
	Personal Service Shop		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30	
	Bank		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30	
	Custom Work Shop		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30	
	Museum		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30	
	Laundrette		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30	
	Restaurant		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30	
	General Store		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30	
	Home Occupation		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30	
	Professional Office, studio		40,000 sf	150 Lt.	30%	****	2	35	50	10	25	30	
	Antique Store		40,000 sf	150 Lt.	30%	****	****	****	50	10	25	30	

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height Stories	Feet	Dimensions			Feet
			Area Ft.	Width Ft.					Front	Side	Both	
A	Farm and Accessory Buildings & Uses		****	****	****	****	****	****	50	10	20	10
	Picnic Grove, Fish and Game Club (private)		****	****	****	****	2.5	35	50	25	50	50
	Nursery						****	****				
	One family Dwelling		5.0 acres	250 Lf.	25%	****	****	****	50	25	50	50
	Community Park or Playground		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
			20,000 sf	100 Lf.	5%	****	1	15	50	10	20	10
	Mobile Home as part of Farm Operation		****	****	****	600 sf	1	15	50	10	25	50
	Accessory Use & Building		****	****	See Section 31	****	2	35	50	10	20	10
	Home Occupation		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
	Two Family Dwelling		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
	Commercial Recreation		25 acres	600 Lf.	20%	****	2.5	35	100	100	200	100
	Alcoholic Beverage Production		****	****	****	****	2.5	35	50	25	50	50
	Retail Farm Market		****	****	****	****	2	30	25	25	50	50
	Bed & Breakfast Est.		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
	Golf Course or Country Club		75 acres	250 Lf.	****	****	2.5	35	100	50	100	100
	Nursing, convalescent or home for aged		150,000 sf	250 Lf.	25%	600 sf	2.5	35	50	25	50	50
	Public Utility Facility w/ bldg.		50,000 sf	200 Lf.	25%	****	1	35	50	25	50	50
	Public Utility Facility w/o bldg.		10,000 sf	100 Lf.	20%	****	****	****	25	25	50	50
	Personal Wireless Service Fac.		50,000 sf.	200 Lf.	25%	****	****	****	50	25	50	50
	Farm Products Plant		****	****	****	****	****	****	100	100	200	100
	Radio, TV Transmitter or Receiving Tower w/ bldg.		50,000 sf	200 Lf.	25%	****	1	35	50	25	50	50
	Radio, TV Transmitter or Receiving Tower w/o bldg.		10,000 sf	100 Lf.	20%	****	****	****	25	25	50	50
	Boarding or Rooming House		80,000 sf	250 Lf.	20%	1,200 sf	2.5	35	50	25	50	50
	Church		50,000 sf	250 Lf.	25%	****	****	****	50	25	50	50
	Parish House or Convent		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
	Animal/Veterinary Hospital		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Public, Parochial School or College		5.0 acres	500 Lf.	25%	****	2	35	50	50	100	50
	Adult Oriented Business		80,000 sf	250 Lf.	25%	1,000 sf	2.5	35	50	100	200	100

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Stories	Yard		Dimensions		Feet Rear
			Area Ft.	Width Ft.				Feet	Front	One Side	Both	
N-P	Earth, Sand, Gravel or Mineral Excavation		*****	*****	*****	*****	*****	*****	100	100	200	100
	Bituminous concrete mixing plant		5 acres	250 Lf.	25%	*****	*****	*****	50	100	200	50
	Ready mix Concrete Plant		5 acres	250 Lf.	25%	*****	*****	*****	50	100	200	50
	Concrete Products Manuf. Inc. blocks, staves, pipe beams, structures & equip.		5 acres	250 Lf.	25%	*****	*****	*****	50	100	200	50
	Agricultural Lime Manuf.		5 acres	250 Lf.	25%	*****	*****	*****	50	100	200	50
	Inorganic Fertilizer Manuf.		5 acres	250 Lf.	25%	*****	*****	*****	50	100	200	50
	Accessory Use/Bldg		*****	*****	See Section 31	*****	*****	*****	50	10	20	10
	Farm & Accessory Bldg		*****	*****	*****	*****	*****	*****	50	25	50	50
	Rock Quarry Operation		*****	*****	*****	*****	*****	*****	100	100	200	100
	Advertising Sign		*****	*****	*****	*****	*****	16	75	*****	*****	*****
	Alcoholic Beverage Production		*****	250 Lf	25%	*****	3	40	50	50	150	100

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height		Yard	Dimensions		
			Area Ft.	Width Ft.			Stories	Feet		Front	Side	
											One	Both
R-M	One Family Dwelling											
	Mobile Home		80,000 sf	250 Lf.	20%	860 sf	2.5	35	50	25	50	50
	Accessory Use & Building		80,000 sf	250 Lf.	20%	860 sf	1	15	50	25	50	50
	Community Park or Playground		***	***	See Section 31	***	2	35	50	10	20	10
			20,000 sf	100 Lf.	5%	***	1	15	50	10	20	10
		Laundrette		40,000 sf	150 Lf.	30%	***	1	30	50	25	50
		Retail Store		40,000 sf	150 Lf.	30%	***	1	30	50	25	50
		Mobile Home Park			600 Lf.	20%	860 sf	1	15	100	50	100
				6,000 sf/M.H.	70 per M.H.	per M.H.	Per M.H.					
		Multi-Family Dwelling		80,000 sf	250 Lf.	20%	60 sf/unit	2.5	35	50	25	50
	Bed & Breakfast Est.		80,000 sf	250 Lf.	20%	60 sf/unit	2.5	35	50	25	50	
	Farm and Accessory Use or Building		***	***	***	***	***	***	50	25	50	
	Two Family Dwelling		80,000 sf	250 Lf.	20%	60 sf/unit	2.5	35	50	25	50	

	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height		Yard	Dimensions			Feet
			Area Ft.	Width Ft.			Stories	Feet		Front	Side		
											One	Both	Rear
R-1	One Family Dwelling	no municipal water and sewer	80,000 sf	250 Lt.	20%	1,000 sf	2.5	35	50	25	50	50	
	One Family Dwelling	with municipal water and sewer	20,000 sf	125 Lt.	20%	1,000 sf	2.5	35	50	25	50	50	
	Community Park or Playground		20,000 sf	100 Lt.	5%	***	1	15	50	10	20	10	
	-Accessory Use & Bldg		***	***	See Section 31	***	2	35	50	10	20	10	
	Home Occupation		80,000 sf	250 Lt.	20%	1,000 sf	2.5	35	50	25	50	50	
		Nursing, convalescent or home for aged	150,000 sf	250 Lt.	25%	600 sf	2.5	35	50	25	50	50	
		Church	50,000sf	250 L.f.	25%	***	***	***	50	25	50	50	
		Parish house or convent	80,000 sf	250 Lt.	20%	1,000 sf	2.5	35	50	25	50	50	
		Lauderette	40,000 sf	150 Lt.	25%	***	1	30	50	25	50	50	
		Retail Store	40,000 sf	150 Lt.	25%	***	1	30	25	25	50	50	
		Townhouse	80,000 sf	250 L.f.	10%	1,000 sf/unit	2.5	35	50	25	50	50	
		Two Family Dwelling	80,000 sf	250 Lt.	20%	1,000 sf/unit	2.5	35	50	25	50	50	
		Multi Family Dwelling	80,000 sf	250 Lt.	10%	1,000 sf/unit	2.5	35	50	25	50	50	
		Bed & Breakfast Est.	80,000 sf	250 Lt.	20%	1,000 sf	2.5	35	50	25	50	50	
		Public or Parochial School or College	5.0 acres	500 Lt.	25%	***	2	35	50	50	100	50	
		Golf Course or Country Club	75 acres	250 Lt.	***	***	2.5	35	100	50	100	100	
		Farm and Accessory Use or Building	***	***	***	***	***	***	50	25	50	50	
		Public Building	***	***	***	***	***	***	50	25	50	50	