

Table 201: PERMITTED USES, CONDITIONAL USES, YARD AND AREA REQUIREMENTS

DISTRICT	"R-1" One Family Residence	"R 2" Two Family Residence	"R-3" Multiple Family Residence	"R-4" Multiple Family Residence	"C-1" Commercial	"C-2" Transition Commercial	"C-3" Office Commercial	"H-1" Planned Industrial
PERMITTED USES	<u>One Family House</u> <u>Agriculture</u> <u>Parks & Recreation</u> <u>Community Use</u> <u>Accessory Uses</u>	<u>One-Family House</u> <u>Two Family House</u> <u>Agriculture</u> <u>Community Use</u> <u>Accessory Uses</u>	<u>One-Family House</u> <u>Two-Family House</u> <u>Townhouses</u> <u>Agriculture</u> <u>Community Use</u> <u>Accessory Uses</u>	<u>One-Family House</u> <u>Two-Family House</u> <u>Townhouses</u> <u>Apartments</u> <u>Agriculture</u> <u>Community Use</u> <u>Accessory Uses</u>	<u>Auditorium</u> <u>Banks</u> <u>Business College</u> <u>Business Services</u> <u>Club</u> <u>Department Store</u> <u>Food Services</u> <u>Funeral Home</u> <u>Medical Clinic</u> <u>Offices</u> <u>Restaurant</u> <u>Bar</u> <u>Retail Stores</u> <u>Shopping Center</u> <u>Studio</u> <u>Hotel / Motel</u> <u>Accessory Uses</u> <u>Public Building</u>	<u>Banks</u> <u>Business Services</u> <u>Funeral Home</u> <u>Medical Clinic</u> <u>Offices</u> <u>Studio</u> <u>One-Family House</u> <u>Two-Family House</u> <u>Townhouses</u> <u>Garden Apartments</u> <u>Accessory Uses</u>	<u>Banks</u> <u>Business Services</u> <u>Medical Clinic</u> <u>Offices</u> <u>Offices</u> <u>Hotel / Motel</u> <u>Restaurants</u> <u>Accessory Uses</u>	<u>Light Manufacturing</u> <u>Research Laboratory</u> <u>Warehousing</u> <u>Offices</u> <u>Distribution Center</u> <u>Contractor's Yard</u> <u>Auto Sales and Repairs</u> <u>(Other than Body Shop)</u> <u>Printing</u> <u>Restaurant</u> <u>Bar</u>
CONDITIONAL USES	<u>Recreation Club</u> <u>Public Building</u> <u>Dependent Dwelling</u>	<u>Garden Apartments</u> <u>Townhouses</u> <u>Recreation Club</u> <u>Public Building</u> <u>Dependent Dwelling</u>	<u>Garden Apartments</u> <u>Recreation Club</u> <u>Membership Club</u> <u>Child Care Center</u> <u>Public Building</u> <u>Funeral Home</u> <u>Group Residence</u> <u>Group Residence</u> <u>Group Care Facility</u> <u>Institutional Facility</u> <u>Conversion Dwelling</u>	<u>Recreation Club</u> <u>Membership Club</u> <u>Child Care Center</u> <u>Public Building</u> <u>Funeral Home</u> <u>Group Residence</u> <u>Group Residence</u> <u>Group Care Facility</u> <u>Institutional Facility</u> <u>Conversion Dwelling</u>	<u>Church</u> <u>Gas Stations</u> <u>Adult Theater</u> <u>Utility Structures</u> <u>Vehicle Sales Area</u> <u>Group Residence</u> <u>Group Care Facility</u> <u>Institutional Facility</u> <u>Club (Social, Health, or Recreation)</u> <u>Personal Services</u> <u>Residential Apartments</u> <u>(on the 3rd, 4th and 5th floors of structures)</u>	<u>Church</u> <u>Club (Health or Recreation)</u> <u>Child Care Center</u> <u>Public Use</u> <u>Utility Structures</u> <u>Group Residence</u> <u>Group Care Facility</u> <u>Institutional Facility</u> <u>Conversion Dwelling</u> <u>Personal Services</u> <u>Hotel / Motel</u> <u>Restaurant</u> <u>Ancillary Cafeteria</u>	<u>Public Use</u> <u>Ancillary Cafeteria</u> <u>Utility Structures</u> <u>Mobile Home</u> <u>Park</u> <u>Club (Health or Recreation)</u> <u>Personal Services</u>	<u>Community Use</u> <u>Freight Terminal</u> <u>Public Use</u> <u>Utility Structures</u> <u>Auto Body Shop</u> <u>Animal Care and</u> <u>Control Service</u> <u>Landscape- Nurseries</u>
MINIMUM LOT AREA (sq. feet)	8,000	4,000	6,500	5,000	none	5,000	12,000	5,000
MINIMUM LOT WIDTH (feet)	65	40	50	50	none	40	80	50
MINIMUM (feet) FRONT YARD	35	25	35	25	0	20	30	10
MINIMUM (feet) SIDE YARD	10	6	10	4	0	5	12	5
REAR YARD (feet)	25	20	25	15	10	20	30	20
MAXIMUM HEIGHT(stories)	2.5	2.5	2.5	5	5	3	3	5
MAXIMUM HEIGHT (feet)	30	30	35	60	60	45	45	75