

(a) All uses and land development in a district shall conform to the following district minimum lot areas, lot frontages, maximum lot coverages, maximum structure heights, and front, side, and rear yard setbacks. In no case shall a structure be less than the distance of the front, side, or rear yard setback from any lot line.

**Table 5.2: Dimensional Requirements by District**

DISTRICT	LOT AREA	FRONTAGE	HEIGHT	COVERAGE	YARD SETBACKS		
					FRONT	SIDE	BACK
IND	20,000SF	--	40	50%	50	25 <sup>1</sup>	25 <sup>1</sup>
DC	0	--	50		0	0	0
TNC & VNC	10,000SF --		35	40%	30	15	30
VCOM	20,000SF	--	40	40%	50 <sup>2</sup>	20	20
TCOM	1 acre	--	35	25%	50 <sup>2</sup>	25	25
RT100	5 acres <sup>4</sup> 400 <sup>5</sup>		35 <sup>3</sup>	5% <sup>6</sup>	100 <sup>7</sup>	50	50
VMR, VR & MIL:							
1 Fam.	10,000SF	--	35	25%	30	10	30
2 Fam.	15,000SF	--	35	25%	30	15	30
other	20,000SF	--	35	25%	40	25	50
TMR							
1&2 Fam.	1 acre	--	35	20%	30	30	30
other <sup>8</sup>							
MDR	2 acres	200	35	--	60	50	50
LDR	5 acres	300	35	--	70	75	75
REC	10 acres	300	35	--	70	75	75
CNS	10 acre	300	35	--	100	100	100

NOTES: (1 acre = 43,560 sq. ft.) (1) The setback is 100 feet adjacent to a residential district. (2) This may be reduced to 25 feet, if specific criteria are met during site plan approval. (3) It shall be no more than 2 stories in height in this district. (4) The minimum lot size is 2 acres for residential use. (5) The minimum lot frontage for a 2-acre residential lot is 200'. (6) Coverage is 10 percent for pre-existing small lots and 10 percent for any lot, excluding undeveloped land, created in a planned unit development. (7) The front setback for single- and two-family residential structures is 200 feet from the building front line to the ROW for Rt. 100. (8) For "other" uses in the TMR District, there is a limit of two units per acre with a maximum of four units per building. (9) All dimensions are in feet unless otherwise noted. (10) All dimensional requirements, including lot area, are minimums with the exception of height and coverage requirements, which are maximums.

(b) Density requirements for multi-family dwellings shall conform to the following Table 5.3:

(c) In the Historic/Commercial Sub-district of the Downtown Design Review Overlay District, and the Campus Overlay District, the maximum density for multi-family buildings, for dwelling units per acre and dwelling units per building (per Table 5.3), shall be calculated with each one-bedroom dwelling unit that does not exceed 1,000 sq. ft. in gross floor area considered as one-half a dwelling unit.