

8.3 Planning Areas C-1 and C-2

1. Permitted Uses

A. Residential

1. Single Family Attached or Detached
2. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling units
3. Detached private garages

B. Non-Residential

1. Assisted Living, Memory Care, or other similar Institutional uses
2. Nursing Home
3. Adult Day Care
4. Day Care Center Facility
5. Day Care, In Home
6. Open Space, Public or Private
7. Public Parks, Playgrounds, and other non-commercial recreational areas
8. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, equestrian riding, hiking and biking trails
9. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
10. Water infrastructure including but not limited to detention/retention areas, ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

A. Non-Residential

1. Offices
2. Gyms / Health Clubs
3. Clinics
4. Restaurants, without Drive-Through
5. Private Clubs
6. Retail
7. Personal Services
8. Commercial Services
9. Public Facilities
10. Studio Classes
11. Places of Worship
12. Recreation, Outdoor
13. Solar Collectors which are not part of the primary structure

3. Maximum Building Height for All Uses (z):

- A. Planning Area C-1: 45'
- B. Planning Area C-2: 50'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

A. Primary Structure

Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 5.11.

1. Minimum Lot Size: None
2. Setbacks (z, 4, 13, 14)
 - a. Minimum Front Setback (z, 4, 13): 15'
 - b. Minimum Front Setback to Garage Door Face (z, 4, 13): 20'
 - c. Minimum Rear Setback (z): 10'
 - d. Minimum Rear Alley Setback (z): 2'
 - e. Minimum Side Setback, Interior lot (z, 7, 13): 5'
 - f. Minimum Side Street Setback (z, 4, 5, 7, 13): 10'
3. Minimum Building Separation (z): 10'

B. Accessory Structure

Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 5.11.

1. Setbacks (z, 4, 13, 14)
 - a. Minimum Front Setback (z, 4, 13): 20'
 - b. Minimum Rear Setback (z): 5'
 - c. Minimum Rear Alley Setback (z): 2'
 - d. Minimum Side Setback (Interior lot) (z, 7, 13): 5'
 - e. Minimum Side Street Setback (z, 4, 5, 7, 13): 15'
2. Minimum Building Separation (z): 10'

5. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

8.4 Planning Area D

1. Permitted Uses

A. Residential

1. Single Family Detached
2. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings)
3. Multifamily (Apartments, Condominiums, or other similar Multifamily Configurations)

4. Multifamily

5. Clustered Single Family Dwelling Units

6. Condominium

7. Green Court

8. Motor Court

9. Patio Dwelling

10. Townhome

11. Zero Lot Line Dwelling

12. Clustered Single Family Dwelling Units on a single lot as a product for lease

13. Detached private garages

B. Non-Residential

1. Adult Day Care Facility
2. Assisted Living / Memory Care
3. ATM / Kiosk
4. Bed and Breakfast
5. Clinic
6. College / University / Voc-tech
7. Day Care Center Facility
8. Drive-Through Facility
9. Educational Facility
10. Funeral Home
11. Gym / Health Club
12. Hospital
13. Hotel / Motel
14. Nursing Home
15. Office (including Flex Office)
16. Parking Facility (stand-alone lot / structure)
17. Place of Worship
18. Private Club
19. Public Facilities
20. Recreation, Indoor or Outdoor
21. Retail
22. Restaurant
23. Studio Classes
24. Utilities, Public
25. Veterinary Clinic
26. Open Space, Public or Private
27. Public Parks, Playgrounds, and other non-commercial recreational areas
28. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to swimming pools, sport courts, and jogging, riding, equestrian hiking and biking trails
29. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
30. Water infrastructure including but not limited to detention/retention areas, ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review

- A. Solar collectors which are not part of the primary structure
- B. Kennel / Doggy Daycare

3. Maximum Building Height for All Uses (z): 60'

4. Residential Setbacks: (unless otherwise approved by the Town at the time of SDP or Plat)

Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 5.11.

A. Primary Structure

1. Minimum Lot Size: None
2. Setbacks (z, 4, 13, 14)
 - a. Minimum Front Setback (z, 4, 13): 15'
 - b. Minimum Front Setback to Garage Door Face (z, 4, 13): 20'
 - c. Minimum Rear Setback (z): 20'
 - d. Minimum Rear Alley Setback (z, 7): 2'
 - e. Minimum Side Setback, Interior lot (z, 7, 13): 5'
 - f. Minimum Side Street Setback (z, 4, 5, 7, 13): 15'
3. Minimum Building Separation (z): 10'

B. Accessory Structure

1. Setbacks (z, 4, 13, 14)
 - a. Minimum Front Setback (z, 4, 13): 20'
 - b. Minimum Rear Setback (z): 5'
 - c. Minimum Rear Alley Setback (z, 7): 2'
 - d. Minimum Side Setback (Interior lot) (z, 7, 13): 5'
 - e. Minimum Side Street Setback (z, 4, 5, 7, 13): 15'
2. Minimum Building Separation (z): 10'

Note: The numbers within parentheses (above) following each standard indicate additional development standards which may apply. See Section 5.11.

5. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.