

HOLBROOK FARMS

TABLE OF BULK AND INTENSITY REQUIREMENTS RESIDENTIAL DISTRICTS

	Low/Medium Density Single Family Villages F, H,	Medium/Medium-High Density Single Family Villages A,B,C,D,E,I, (Residential overlay in commercial Land areas 4, 5 & 13)	Medium Density Multi-Family Villages A,B, (Residential overlay in commercial Land Areas 4, 5 & 13)	High Density Multi-Family Village G,
Minimum Lot Size	Single-Family Dwelling 8,000 Sq.Ft Other Allowed Uses 8,000 Sq.Ft	Single-Family Dwelling 2,800 Sq.Ft Other Allowed Uses 2,800 Sq.Ft	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units
Maximum Dwelling Units Per Acre	4	10	12	35**
Minimum Lot Width/Frontage	50' *	36' *	NA	NA
Minimum Front Yard	20 Ft.	20 ft front load garage 2 Ft. rear load garage	NA	NA
Minimum Rear Yard (Interior Lots)	25 Ft.	15 ft front load garage 5 Ft. rear load garage.	NA	NA
Minimum Front and Rear Yard (Perimeter)			25'	25'
Minimum Rear Yard (Corner Lots)	15 Ft.	5 Ft.	NA	NA

* 20' Minimum for flag lots

** Flex zone density can exceed 35 units per acre

	Low/Medium Density Single Family Villages F, H, Flex	Medium/Medium-High Density Single Family Villages A,B,C,D,E,I, Flex (Residential overlay in commercial Land areas 5 & 13)	Medium Density Multi-Family Villages A,B, Flex (Residential overlay in commercial Land Areas 5 & 13)	High Density Multi-Family Village G, Flex
Minimum Side Yard (Perimeter)	Residential Uses 8 Ft. Total Side Yards Not Less Than 16 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 0 Ft. Total Side Yards Not Less Than 5 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 5 ft between homes.	Residential Uses 10 Ft. Total Side Yards Not Less Than 15 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 10 Ft. Total Side Yards Not Less Than 15 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.
Minimum Side Yard (Corner Lot)	20 Ft	8 Ft	NA	NA
Height	Max. 40 Ft. or 2 Stories. Min. 1 Story	Max. 40 Ft. or 2 Stories. Min. 1 Story	Max. 52 Ft. or 3 Stories. Min. 1 story	Max. 72 Ft. or 5 Stories. Min. 1 story
Minimum Ground Floor Area Per Resi- dential Unit	1,000 Sq.Ft. (Ground Floor Not Less Than 850 Sq.Ft. on two story single family detached unit with attached 2 car garage Must have a minimum of 1450 Sq. Ft. total finished floor area For Stacked or 2-story Units) g	900 Sq.Ft (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,300 Sq.Ft. Min. For Stacked or 2-story Units)*	900 Sq.Ft. (Ground Floor Not Less Than 500 Sq.Ft. With Total of 1,000 Sq.Ft. Min. For Stacked Attached Units) *	600 Sq.Ft.

Holbrook Farms

TABLE OF USES – COMMERCIAL, FLEX ZONE, AND NONRESIDENTIAL DISTRICTS

	Commercial Land Use Area 4 neighborhood commercial overlay	Commercial/Flex Land Use Areas 1,2,5,13, 14,15,17	Open Space/Recreation Land Use Areas 10, 19
RESIDENTIAL USES			
Bed and Breakfast Inn	N	N	N
Dwelling unit (ground floor and above ground floor)	N	N	N
Dwelling unit for caretaker/security guard (must be within primary structure and not as an accessory unit)	C	C	C
High Density Residential	P	N	N
Juvenile Group Home (Sec.12-160)	N	N	N
Modular Home	P	N	N
Mixed-use single family residential and commercial structure/project complying with the use and development standards	P	N	N
Mixed Use Commercial and Residential	P	N	N
Nursing Home, Assisted Living	P	P	N
Residential Facilities for Elderly Persons (Sec.12-150)	N	N	N
Residential Facilities for Persons with Disability (Sec.12-140)	N	N	N
Retirement Home/Center	P	P	N
Single-Family Dwelling	P	N	N
PUBLIC/CIVIC USES			
Churches (places of worship)	P	C	N
Cultural and artistic uses, such as museums, galleries, libraries, performing arts studios	P	P	P
Golf Courses, Country Clubs, and Putting Greens	N	N	P
Parks, playgrounds, Open Space, Trails and Greenways	P	P	P
Parking Lot or Parking Structure, Municipal or Joint Venture(public/private)	P	P	P
Public/Civic Buildings	P	P	P
Schools	P	C	N

-Notes:

N= Not Permitted

P = Uses allowed as a Permitted Use.

C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

	Commercial Land Use Area 4 neighborhood commercial overlay	Commercial/Flex Land Use Areas 1,2,5,13, 14,15,17	Open Space/Recreation Land Use Areas 10, 19
Sporting Facilities, Arenas, Municipal	P	C	P
Sporting Facilities, Arenas, Non-Municipal	P	P	P
Sports Fields	P	P	P
COMMUNICATION & UTILITIES			
Communication facilities and towers (See Sec.12-130)	P	C	C
Electrical substations and power transmission lines, Municipal	P	P	P
Electrical substations and power transmission lines, Non-Municipal	C	C	C
Oil & gas transmission lines	C	C	C
Public Utility Buildings, lines, structures and rights of way, Municipal	P	P	P
Public Utility Buildings, lines, structures and rights of way, Non-Municipal	C	C	C
COMMERCIAL/NONRESIDENTIAL USES			
Accessory buildings and uses incidental to an authorized use	P	P	P
Adult day care	C	C	N
Artisan Shop	P	P	N
Athletic Instruction, Including Dance, Gymnastics, and Martial Arts	P	P	N
Automobile sales/rental	C	C	N
Automobile service and repair	C	C	N
Building maintenance services	N	C	N
Building Materials Supply Store with no outside storage	P	P	N
Building Materials Supply Store with outside storage	N	C	N
Campground	N	N	N
Car Wash	N	P	N
Check Cashing, Title Loans & other Credit Services	N	C	N
Commercial Laundries, Linen Service, Diaper Service	N	P	N

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	Commercial Land Use Area 4 neighborhood commercial overlay	Commercial/Flex Land Use Areas 1,2,5,13, 14,15,17	Open Space/Recreation Land Use Areas 10, 19
Commercial Parking Lot/Structure	P	P	P
Commercial Recreational Facility	P	P	P
Conference Center, Convention Center	C	C	N
Convenience store, without gasoline sales	P	P	N
Convenience store, with gasoline sales	C	P	N
Child Day-care (Commercial)	C	C	N
Construction Sales and Service	N	C	N
Construction Service	N	C	N
Equipment Sales and Rental	N	C	N
Financial Institutions and Services	P	P	N
Financial Institutions and Services with drive through facilities	P	P	N
Funeral home	N	P	N
Furniture Repair	P	P	N
Hardware Store with no outside storage	P	P	N
Hardware Store with outside storage	C	C	N
Health Care Facility	P	P	N
Health Club	P	P	P
Heliport	C	C	N
Hotels and Motels	C	C	N
Hospital (Small Animal)	C	C	N
Junk Yards and Salvage Yards	N	N	N
Laboratory, medical, dental, optical	P	P	N
Launderette, Laundromat	P	P	N
Liquor Store/ Bar/Private club	N	N	N
Manufactured home sales and service	N	N	N
Medical Research Facility	C	C	N
Medical and Dental Clinics	P	P	N

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	Commercial Land Use Area 4 neighborhood commercial overlay	Commercial/Flex Land Use Areas 1,2,5,13, 14,15,17	Open Space/Recreation Land Use Areas 10, 19
Model Home (Sec. 09.070)	P	P	N
Moving and storage facilities	N	C	N
Neighborhood Commercial/Retail Sales including General Retail and Pharmacies(maximum 5,000 square foot bld. Footprint or as approved by Planning Commission)	P	P	N
Nightclub	C	C	N
Offices, professional	P	P	N
Offices, Warehouse	N	C	N
Outdoor sales, display and storage (excluding junk yards and salvage yards)	N	C	N
Outdoor storage of materials, products and equipment incidental to an allowed use(excluding junk yards and salvage yards)	N	C	N
Pawn Shops	N	C	N
Personal services	P	P	N
Personal services including a Body Art Facility	C	C	N
Photofinishing lab	N	P	N
Portable Storage Container and Container Sales	N	C	N
Plant Nursery with outside display	P	P	N
Public Dance Hall	C	C	N
Race Tracks for Go-Carts, ATV and Motocross or Motorized Sports Recreational Facilities(includes private or commercial)	N	C	N
Recreational vehicle sales and services	N	C	N
Regional Commercial/Retail sales (minimum 20 acre site)	N	P	N
Restaurant	P	P	P
Restaurant, fast food with drive up window(s)	P	P	N
Research and development facilities.	P	P	N
Retail facilities and services accessory to a principal use.	P	P	N
Retail facilities and services with drive-up window(s)	P	P	N

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Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store	P	P	N
Rock Crushers	N	C	C
Schools - Vocational and Technical	P	P	N
Service Station	C	C	N
Storage-Mini (Storage units)	N	C	N
Temporary Construction buildings & yards (12 months maximum)	C	C	N
Temporary sales office (12 months maximum)	P	P	N
Theater	P	P	N
Tobacco Products Shop	N	N	N
Towing and Impound Yard	N	N	N
Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C	C	N

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**HOLBROOK FARMS
TABLE OF USES – RESIDENTIAL DISTRICTS**

USE	Districts						High Density Multi-Family
	Low/Medium Density	Medium Density	Medium Density	Medium Density	Medium/Medium High Density	Medium/Medium High Density	
	Single Family Villages 12, 16,	Single Family Villages 6,7,8,9,11,18, (Residential overlay in commercial Land areas 4, 5, 13, 15)	Limited Multi-Family Villages 6,7,8,9,11,18, (Residential overlay in commercial Land areas 4, 5, 13, 15)	Cluster Single Family Villages 6,7,8,9,11,18, (Residential overlay in commercial Land areas 4, 5, 13, 15)	Cluster Single Family Villages 6,7, (Residential overlay in commercial Land Areas 4, 5,13,15)	Multi-Family Villages 6,7, (Residential overlay in commercial Land Areas 4, 5,13,15)	Village 3,
RESIDENTIAL DWELLING TYPES							
Single-Family Dwelling	P	P	P	P	P	P	P
Two-Family Dwelling [See Sec. 12.130]			P			P	P
Three-Family Dwelling [See Sec. 12.130]			P			P	P
Four-Family Dwelling [See Sec. 12.130]			P			P	P
Modular Home	P	P	P	P	P	P	P
Multi-Family Dwellings [>4 dwelling units; See Sec. 12.130]			P			P	P
Townhouses/Condominiums [See Sec. 12.130]			P			P	P
PUBLIC/CIVIC USES							
Accessory Parking lot, Municipal							P
Churches (places of worship)	C	C	C	C	C	C	C
Golf Courses & Country Clubs	P	C	C	C	C	C	C
Parks, Playgrounds, Open Space, Trails and Greenways	P	P	P	P	P	P	P
Public/Civic Buildings	P	P	P	P	P	P	P
Schools	C	C	C	C	C	C	C
Sporting Facilities, Arenas-Municipal							
Sporting Facilities, Arenas-Non-Municipal							
Sports Fields	P	P	P	P	P	P	P

USE	Districts						High Density Multi-Family
	Low/Medium Density	Medium Density	Medium Density	Medium Density	Medium/Medium High Density	Medium/Medium High Density	
	Single Family	Single Family	Limited Multi-Family	Cluster Single Family	Cluster Single Family	Multi-Family	
	Villages 12, 16,	Villages 6,7,8,9,11,18, (Residential overlay in commercial Land areas 4, 5, 13, 15)	Villages 6,7,8,9,11,18, (Residential overlay in commercial Land areas 4, 5, 13, 15)	Villages 6,7,8,9,11,18, (Residential overlay in commercial Land areas 4, 5, 13, 15)	Villages 6,7, (Residential overlay in commercial Land Areas 4, 5,13,15)	Villages 6,7, (Residential overlay in commercial Land Areas 4, 5,13,15)	Village 3,
UTILITIES							
Electrical Substations and Power Transmission Lines, Municipal	P	P	P	P	P	P	P
Electrical Substations and Power Transmission Lines, Non-Municipal	C	C	C	C	C	C	C
Oil & Gas Transmission Lines	C	C	C	C	C	C	C
Public Utility Buildings, Lines, Structures and Rights of Way, Municipal	P	P	P	P	P	P	P
Public Utility Buildings, Lines, Structures and Rights of Way, Non-Municipal	C	C	C	C	C	C	C
OTHER USES							
Adult Day Care							C
Agriculture (Horticulture)	P	P	P	P	P	P	P
Animal Rights - Category 1 [See Sec.12-120(D)]							
Animal Rights - Category 2 [See Sec.12-120(D)]							
Animal Rights - Category 3 [See Sec.12-120(D)]							
Animal Rights - Category 4 [See Sec.12-120(D)]	P	P	P	P	P	P	P
Apiary [See Sec. 12-120(E)]							
Assisted Living Facility							C
Bed and Breakfast Inn	C	C	C	C	C	C	C
Child Daycare (commercial)							C
Commercial Riding							

USE	Districts						High Density Multi-Family
	Low/Medium Density	Medium Density	Medium Density	Medium Density	Medium/Medium High Density	Medium/Medium High Density	
	Single Family	Single Family	Limited Multi-Family	Cluster Single Family	Cluster Single Family	Multi-Family	
	Villages 12, 16,	Villages 6,7,8,9,11,18, (Residential overlay in commercial Land areas 4, 5, 13, 15)	Villages 6,7,8,9,11,18, (Residential overlay in commercial Land areas 4, 5, 13, 15)	Villages 6,7,8,9,11,18, (Residential overlay in commercial Land areas 4, 5, 13, 15)	Villages 6,7, (Residential overlay in commercial Land Areas 4, 5,13,15)	Villages 6,7, (Residential overlay in commercial Land Areas 4, 5,13,15)	Village 3,
Facilities							
Gravel Pits, Clay Pits							P(Temporary)
Greenhouses (private, as an accessory use)	P	C	C	C	C	C	C
Greenhouses (commercial)	C						
Kennels							
Model Home [See Sec.9.070]	P	P	P	P	P	P	P
Portable Storage Container [See Sec. 12.140-D]							
Residential Facilities For Elderly Persons [See Sec.12.160]	C	C	C	C	C	C	C
Rest Home, Nursing Home							C
Retirement Home/Retirement Center							C
Rock Crushers	P	P	P	P	P	P	P(Temporary)
Swimming Pools (private)/Private Recreation Facilities	P	P	P	P	P	P	P
Temporary Construction Buildings & Yards (12 months maximum)	P	P	P	P	P	P	P
Temporary Sales Office (12 months maximum)	P	P	P	P	P	P	P