

**ATTACHMENT A
SCHEDULE OF PERMITTED USES**

USE	20	R	40	RM	40	R	60	R	80	LCVD	1	LCVD	2	LCVD	3	LCVD	MFVD	1	GFDD	2	GFDD	1	RCCD	2	RCCD	1	RCCD	2	GFDD	1	CM	NC	CIP		
Accessory apartment (in-law suite only)	S	S	S	—	S	S	S	S	S																										
Accessory structures & uses	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Adult day care center	S	S	S	S	S	S	S	S	S	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	S(8c)	
Age restricted housing	P	P	P	S	P	P	P	P	P	S(5)	S(5/44)	S(5/9)	S	S(11)	S(11/43)																				
Alcoholic liquor																																			
Amusement parks, water parks																																			
Antenna & antenna towers	P	P	P		P	P																													
Artist Studio										S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Assisted Living for Seniors										S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Auto service & auto rentals (w/fuel sales)																																			
Bed and Breakfast	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Bed and Breakfast																																			
Boat construction and repair																																			
Boat construction and repair																																			
Boat docks, slips, piers, wharves & bldgs																																			
Boat docks, slips, piers, wharves & bldgs																																			
Boat rental, sales, storage, supplies																																			
Campground																																			
Car wash																																			
Cemetery																																			
Child day care center																																			
Child day care center																																			
Civic buildings																																			
Clubs																																			
Coastal area structures																																			
Coastal area structures																																			
Comm. fishing/lobstering/shellfishing																																			
Communication systems - inside																																			
Communication systems - outside																																			
Community center																																			
Condominiums																																			
Conference center																																			
Construction trailer																																			
Convenience store																																			
Country inn																																			
Docks and piers																																			
Dry-cleaning																																			
Dwelling, mobile manufactured home																																			
Dwelling, multiple family (apts, condos)																																			
Dwelling, single family (3)																																			
Dwelling, two family (duplex)																																			
Educational institution - private																																			
Equipment repair - inside																																			
Equipment repair - outside																																			

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Equipment sales & repair											S						S
Family day care home	S	S		S	S			S		S(4)	S(4)						
Family entertainment center						S	S	S		S	S	S	S				S
Farm & farming (4)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm stand (4)(6) (Access. Use to farm)	P	P	P	P	P					S	S	S	S	P	P	P	P
Field sports, court sports, pools, & spas													S				
Financial institution						S	S	S		S	S	S					S
Fishing gear rental													S		S		
Funeral homes & undertaking										S	S						S
Gas station						S	S	S			S	S				S	S(17)
Golf course	S	S	S	S	S							S	S				
Gov. institution, library, philanthropic						S(8c)	S(8c)	S(8c)		S	S	S					
Government Offices						S						S					
Group day care home						S	S	S		S	S						
Helipad & Heliport												S		S			
Home husbandry (accessory use)	S(28)	S(28)		S(28)	S(33)			S		S(4)	S(4)						
Home occupation (accessory use)	P	P		P	P			P									
Hoop house (accessory use) (7)	P	P		P	P												
Hospital and clinic										S	S						S
Hotel						S	S	S		S	S	S					
Industrial park														S			
Kennel - inside														S			
Kennel - outside														S			
Laundromat						S	S	S							S	S	S
Light industrial											S			S	S		S
Lumberyard/building sales yard											S						S
Manufacturing, maintenance - inside														S			S
Manufacturing, maintenance - outside														S			
Medical and dental clinic						S(8a)	S(8a)	S(8a)		S	S	S					S
Mining														S			
Mini-golf													S				
Mixed (office/retail dn, residential up)						S(10)	S(10)	S(10)		S(11)	S(11)				S(15)		
Mobile Manufactured Home Community			S														
Motel						S	S	S		S	S	S					
Motor vehicle body repair & painting						S	S	S			S(12)			S			S
Motor vehicle dealership (includes repair)						S	S	S			S						S
Museums, art gallery, cultural institution						S	S	S		S	S	S					
Nurseries, including retail & wholesale										S	S						
Nursing home & residential care home	S	S		S	S	S	S	S		S	S						
Office						S(8a)	S(8a)	S(8a)		S	S	S(13)	S(13)	S			S

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USE	R 20	R 40	RM 40	R 60	R 80	LCVD 1	LCVD 2	LCVD 3	MFVD	GFDD 1	GFDD 2	RCCD 1	RCCD 2	I	CM	NC	CIP
Outdoor storage & sales											S						S
Paintball, Outdoor																	
Parking structures - Single level (26)						S(8d)	S(8d)	S(8d)		S	S	S	S	S	S	S	S
Parking structure - multi-level (26)												S					
Parks and playgrounds	P(21)	P(21)		P(21)	P(21)	S	S	S	S	S	S	S	S				
Personal service establishments						S	S	S		S	S	S					S
Portable storage units	P	P		P	P	P	P	P		P	P			P	P	P	P
Power equipment & utility trailer sales										S(39)	S(39)						
Pub & tavern						S	S	S		S	S	S	S				
Public and private utility installations (24)	P	P		P	P	S	S	S	S	S	S	S	S	S	S	S	S
Recreation facility, indoor						S	S	S		S	S	S	S	S(22)			S
Recreation facility, outdoor										S(35)	S(35)	S	S				
Recycling center														S			
Religious use (non profit)						S	S	S		S	S						
Repair shops (radio, tv, shoes, cmptr, etc)										S	S						
Research & Testing - inside											S			S			S
Research & Testing - outside														S			
Resort facility												S	S				
Restaurant, excluding fast food						S	S	S		S	S	S	S	S(19)		S(18)	S(19)
Restaurant, including fast food						S	S	S		S(37)	S(37)	S	S				S(20)
Retail sales >=50,000 square feet						S(8b)	S(8b)	S(8b)		S(8b)	S(8b)						S(8)
Retail sales = 25,001-49,999 square feet						S(8b)	S(8b)	S(8b)		S(8b)	S(8b)	S(8b)					S(8)
Retail sales <= 25,000 square feet						S(8b)	S(8b)	S(8b)		S(8b)	S(8b)	S(8b)			S(8b)	S(8b)	S(8b)
Riding stable												S	S				
Rooming & boarding (accessory use)	P	P		P	P			P		P(4)	P(4)						
RV Sales, Service, & Accessories										S(39)	S(39)						
Sawmill														S(14)			
Self-storage														S			S
Self storage w/truck rental accessory use														S			S
Shooting Range																	
Shopping center						S	S	S		S	S						S
Solar energy systems (30)	P	P		P	P	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P	P	P	P
Specialized commercial uses, other						S	S	S		S	S			S	S		S
Storage - inside														S			S
Storage - outside														S			S
Telephone exchange	P	P		P	P	S	S	S	S	S	S	S	S	S	S	S	S
Theater, indoor (including multiplex)						S(8b)	S(8b)	S(8b)		S(8b)	S(8b)	S					S
Theater, outdoor (23)						S	S	S		S	S		S				
Time share & fractional ownership						S	S	S		S	S	S					
Transformer substation (accessory use)	P	P	P	P	P	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P	P	P	P

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USE	R 20	R 40	RM 40	R 60	R 80	LCVD 1	LCVD 2	LCVD 3	MFVD	GFDD 1	GFDD 2	RCCD 1	RCCD 2	I	CM	NC	CIP
Transformer substation (principal use)														S			
Vehicle dispatching and repair - inside						S	S	S			S			S			S
Vehicle dispatching and repair - outside														S			
Veterinary office & clinic - indoor						S	S	S		S(36)	S(36)						S
Warehouse														S			S
Water supply & treatment systems												S	S	S(40)			
Wind energy system (accessory use)	S	S		S	S									S	S	S	S

**ATTACHMENT A
SCHEDULE OF PERMITTED USES**

LEGEND

P	Use by right - Zoning permit issued by Zoning Official
P(CR)	Use by right - Commission review and approval required (not a special permit)
S	Use by special permit only - Public hearing & Commission approval required
Blank	Use not permitted in the district
Note:	Commission reserves right to conduct a public hearing on any application

R-20	High density residential districts
R-40	Medium density residential districts
RM-40	Mobile manufactured home land lease communities for older persons districts
R-60	Low density residential districts
R-80	Rural residential districts

LCVD-1	Ledyard Center Village District 1 (Design Guidelines apply)
LCVD-2	Ledyard Center Village District 2 (Design Guidelines apply)
LCVD-3	Ledyard Center Village District 3 (Design Guidelines apply)
MFVD	Multi-Family Village District (Design Guidelines apply)

GFDD-1	Gales Ferry Design District (Design Guidelines apply)
GFDD-2	Gales Ferry Design District (Design Guidelines apply)

RCCD-1	Resort Commercial Cluster District 1
RCCD-2	Resort Commercial Cluster District 2

SPECIAL USE DISTRICTS	
I	Industrial districts
CM	Coastal Marine districts
NC	Neighborhood Commercial districts
CIP	Commercial Industrial Park districts

**ATTACHMENT A
SCHEDULE OF PERMITTED USES**

USE COMMENTS

1	State controlled - CGS Chapter 545 - Liquor Control Act
2	Only if 22' or more in width & 850 square feet or larger (per CGS §8-2(a)) (Except if replacing a lawful pre-existing mobile home - see regulations)
3	2nd single family dwelling ok by special permit if on a 50 acre or larger farm.
4	If on a farm of 3 acres or larger
5	Limited to 2BR units not on ground floor (mixed use)
6	Farm stands - see regulations
7	Hoop houses - see regulations
8a	Excludes: Bail bond services, methadone clinics
8b	Excludes: Adult entertainment, pawnshops, tattoo/body piercing studios.
8c	Excludes: Correctional/incarceration facilities, halfway houses
8d	Excludes: Standalone parking lots, RV parking lots.
9	Or standalone 2 BR apts, 2 BR condominiums, & commercial ok
10	Limited to two bedroom apartments not on ground floor
11	Limited to one or two bedroom apartments within a commercial building, or on rear of lot, and is ≤50% of structure or ≤50% of the combined usage of lot
12	See §4.11 for limits on VOC emissions
13	Accessory use only
14	Special permit not required if indoors (Commission review only);
15	One residential unit allowed as a residence for owner of permitted use
16	Must have Route 12 frontage if in a CIP district
17	Must have fast food facilities, drive through, and front on Rt 12 if in CIP district
18	Must seat less than 20 persons if in a NC district
19	If within a building for the benefit of the workers of the industry (CIP & I only)
20	Must have both an entry and exit on to Route 12 if in a CIP district
21	Accessory use only if in a residential district (R20, R40, R60, R80)
22	If within a building for the benefit of the workers of the industry (I only)
23	Drive-in theaters are not permitted in any district
24	With no service yard or outside storage of supplies
25	One apt ok if for caretaker for kennel, stable, campground, or vet office
26	Must be an accessory use to a principal use
27	(Not Assigned)
28	Permit required only from Zoning Official if eight (8) or fewer laying chickens and no roosters; or if two (2) or fewer rabbits. (Special permit not required)
29	Shall not be operated as a restaurant open to general public if in an R20, R40, R60, or R80 district.
30	If in Design District, must be approved by Commission, if in Village District, must be reviewed by ARB and approved by Commission.
31	If on a 20,000 square foot or larger interior lot
32	(Not Assigned)

**ATTACHMENT A
SCHEDULE OF PERMITTED USES**

USE COMMENTS

33	Permit required from Zoning Official if ≥80,000 square feet, not a farm, & number of cows/cattle, goats, horses, & sheep - total does not exceed one (1) per acre; and/or number of rabbits and laying chickens does not exceed 3/acre and there are no roosters. (Special Permit not required)
34	OK only if using best mgt. practices recommended by DEEP
35	Excludes outdoor paintball arenas and outdoor shooting ranges
36	Includes an accessory dwelling unit for the professional principals
37	May be a free standing building in a shopping center if safe for people & traffic
38	Min. lot size may be waived after evaluation of nearby areas
39	Temporary outside display ok only during business hours
40	Includes construction, use, and maintenance of dams, dikes, reservoirs, impounding basins, water treatment facilities, in connection with a water supply system.
41	(Not Assigned)
42	Limited to 1 BR or 2 BR's per unit, each ≥ 850'/unit min
43	Or limited to 1 BR or 2BR's per unit, each ≥750'/unit min
44	Or 1BR or 2BR units standalone if applicant builds a commercial use of equivalent lot usage or building area on the same or another lot in the LCVD-1 or LCVD-2 district.

Note: In the event of conflict, the Zoning Regulations take precedence over Attachment A, Attachment B, Attachment C, and Attachment D

ATTACHMENT A
SCHEDULE OF PERMITTED USES

**ATTACHMENT B
AREA AND BULK SCHEDULE**

HEIGHTS/AREAS/SETBACKS WIDTHS/FRONTAGES/SIZES	R 20	R 40	RM 40	R 60	R 80	LCVD 1	LCVD 2	LCVD 3	MFVD	GFDD 1	GFDD 2	RCCD 1	RCCD 2	I	CM	NC	CIP
Maximum building height (feet) (14)	35	35	35	35	35	(1)	(1)	(1)	(1)	35(2)	35(2)	(11)	(11)	(7)	35	35	(7)
Maximum building footprint										40K	40K						
Minimum lot area (square feet)	20K(20,24)	40K(21,24)	10 acres	60K(22)	80K(23)	None(1)	None(1)	20K(1)	20K(1)	25K(9)	25K(9)	200K	200K	200K	40K	40K	40K
Minimum lot frontage (feet)	50	75	(3)	100	100	(1)	(1)	(1)	(1)	75		500	500	100(6)	100	100	50(10)
Minimum lot width (feet)	100	150	(3)	200	200	None(1)	None(1)	(1)	(1)	75	75	500	500	500(8)	100	100	100
Maximum lot coverage (%)	30%	30%	(3)	20%	20%	(1)	(1)	(1)	(1)	40%	40%	60%	60%	40%	30%	30%	30%
Impervious Lot Coverage	80%	80%	80%	80%	80%	85%	80%	80%	80%	80%	80%	60%	60%	80%	80%	80%	80%
Minimum side yard (feet)	12(17)	16(17)	(3)	20	20	None(1)	None(1)	12-25(1)	(1)	12	12	100	100	30(12)	12	12	12
Minimum combined side yards (feet)	30	36	(3)	60	60	None(1)	None(1)	(1)	(1)	24	24	200	200	60(12)	24	24	50
Minimum rear yard (feet)	20(17)	30(17)	(3)	30	30	None(1)	None(1)	≥20	(1)	20	20	100	100	30(12)	20	20	35
Setback from centerline								≥30		≤75	≤100	200	200				
Recreational Space						10% (4)	10% (4)	10% (4)	10% (4)								
Bldg setback from centerline-st hwy (15)	≥100	≥100	≥100	≥100	≥100	≥100	≥100	≥100	≥100	≤75(18)	≤100(18)	≥100	≥100	≥100	≥100	≥100	≥100
Bldg setback from center line-Town rds (15)	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75	≥75
Interior lots - Building setback from lot line		≥50		≥50	≥50												≥75
Interior lots - Minimum frontage (5)		20'		20'	20'												≥20
Interior lots - Minimum lot area (5)		60K		90K	120K												30'
Interior lot size - Conservation Subdivision		≥45K		≥60K	≥90K												
Interior lot min frontage - Conserv. Subdiv.		(13)		(13)	(13)												
Conservation subdivision - Min lot area		30K		40K	60K												
Conservation subdivision - Min lot frontage		50'		75'	100'												
Conservation subdivision - Min lot width		125'		150'	200'												
Conservation subdivision - Max lot cover		30%		30%	20%												
Conservation subdivision - Min side yard		12'		16'	20'												
Conservation subdivision - Min rear yard		20'		30'	30'												
Conservation subdivision - Min comb side		30'		36'	60'												
Signs, freestanding & kiosk	(19)	(19)		(19)	(19)	(26)	(26)	(26)	(19)	(26)	(26)	(26)	(26)	(25)	(25)	(25)	(25)
Dwelling, Single Family	≥850'																
Dwelling, Mobile Manufactured Home	≥850' & ≥22' wide except when replacing a lawful pre-existing nonconforming unit																
Dwelling, Two Family (Duplex)	≥850'/unit																
Accessory Apartment - In-law (16)	≥400'/unit not to exceed one-third of size of single family dwelling																
Accessory Apartment - Other	≥540'/ unit if 1BR, ≥750'/unit if two (2) or more bedrooms																
Multi-Family Dwellings - 0 BR's	Not permitted																
Multi-Family Dwellings - 1 BR's	≥540'/unit																
Multi-Family Dwellings - 2 BR's	≥750'/unit																
Multi-Family Dwellings - 3 BR's	≥750'/unit																
Multi-Family Dwellings - Other	≥750'/unit																

In the event of conflict, the Zoning Regulations, and then the Design Guidelines take precedence.

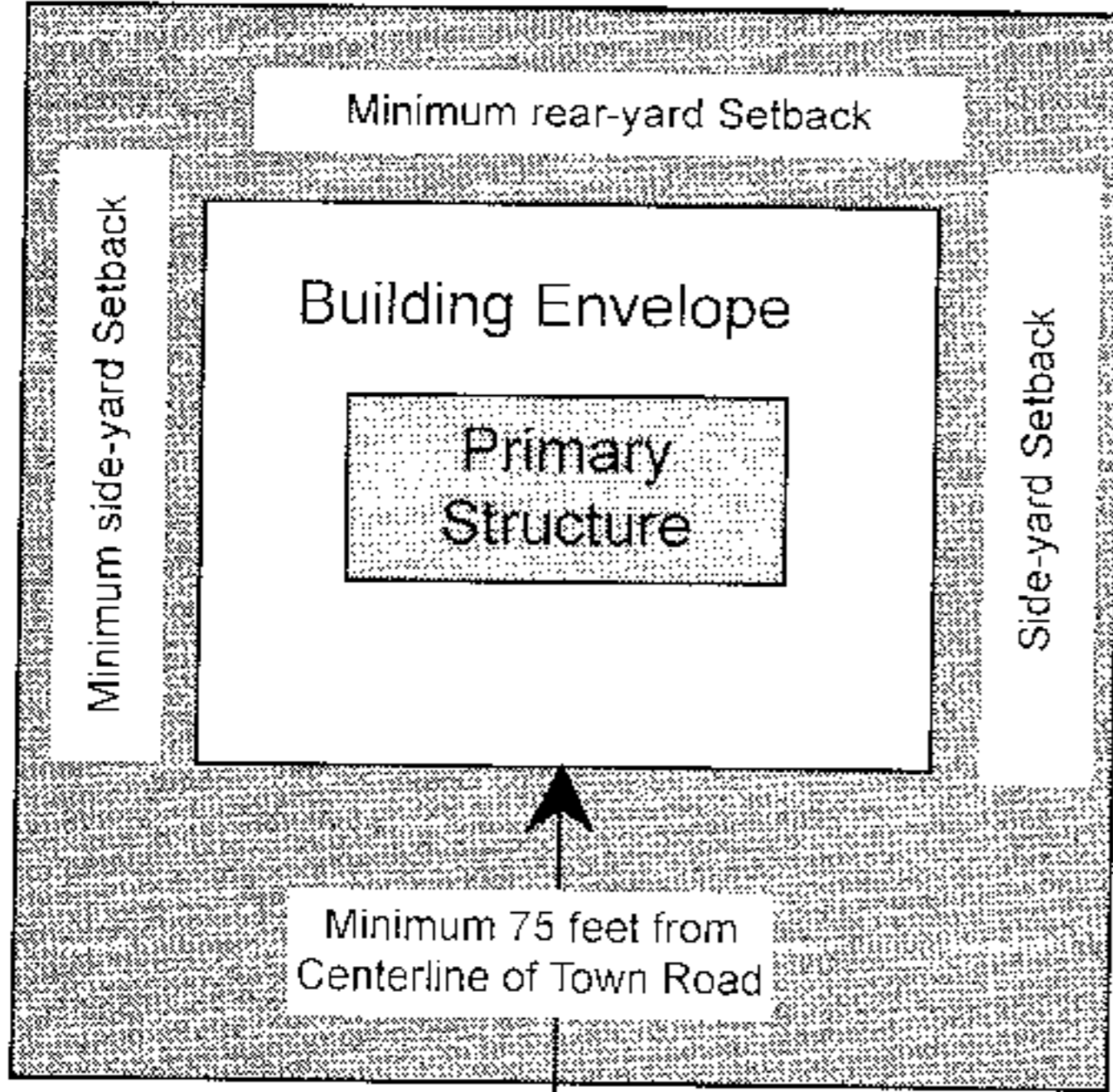
**ATTACHMENT B
AREA AND BULK SCHEDULE**

KEY	COMMENTS
1	See Regulations and Design Guidelines (Attachment D) Section II for Ledyard Center Village Districts
2	Minimum height is 1.5 stories for 6/12 and 12/12 gabled roof structures, 35' maximum excluding exemptions - See Regulations and Design Guidelines
3	See Regulations §4.3 & §8.42
4	Alternatively, may pay town 10% of value of the land to be developed.
5	Access strip shall be uniform throughout length and not counted as part of lot width or minimum lot area. Width of access strip = lot frontage
6	if on a Town accepted road or state highway. Otherwise, the minimum lot width is 30 feet.
7	Maximum height per Connecticut Building Code for use and type of building construction employed.
8	Reduced to 30' if lot does not abut on a state highway, town road, or a lot in a residential district.
9	See Regulations and Design Guidelines (Attachment D) Section III for Gales Ferry Design Districts
10	30 feet if on a Town or state road for an interior lot. (In CIP, the 30 foot access strip shall not be included as part of the minimum lot area requirement.)
11	Per building code subject to approval by Fire Marshal
12	Unless provided elsewhere in the regulations
13	See subdivision regulations for conservations subdivisions.
14	Cupolas, belfries, smokestacks, flagpoles, antennae, gas holders, grain elevators, silos, water towers, water tanks, hose towers, elevator enclosures, scenery lofts, scenery towers, church spires, small wind energy systems, are exempted provided that have fall space on the same lot equal to the height of item.
15	These are minimum distances from centerline. Exceptions, if any, are listed in the regulations.
16	Must consist of 1 Bedroom, 1 Livingroom, Bath, and Kitchen, ≥400', and not to exceed 1/3 of square footage of single family dwelling. See regulations.
17	Multi-family dwelling structures in R20 and R40 districts must have a minimum of 50' to any property line.
18	Unless additional setback is landscaped in greenspace or park - See Regulations for GFDD-1 & GFDD-2 & Design Guidelines.
19	Freestanding sign shall be setback fifteen (15) feet from the Front lot line and ten (10) feet from a Side or Rear lot line in residential districts.
20	For Dwelling, Two Family (Duplex) – Minimum Lot Size = 20,000 sq. ft. per dwelling unit (40,000' total)
21	For Dwelling, Two Family (Duplex) – Minimum Lot Size = 25,000 sq. ft. per dwelling unit (50,000' total)
22	For Dwelling, Two Family (Duplex) – Minimum Lot Size = 40,000 sq. ft. per dwelling unit (80,000' total)
23	For Dwelling, Two Family (Duplex) – Minimum Lot Size = 60,000 sq. ft. per dwelling unit (120,000' total)
24	For Dwelling, Multiple Family (apts, condos) – Minimum Lot Size = 5 acres
25	All Signs in Commercial and Industrial Districts shall be setback ten (10) feet from the front lot line and no closer than eight (8) feet to a side or rear lot line.
26	All Signs shall be setback fifteen (15) feet from the front lot line, be placed no closer than fifteen (15) feet to a side or rear lot line.

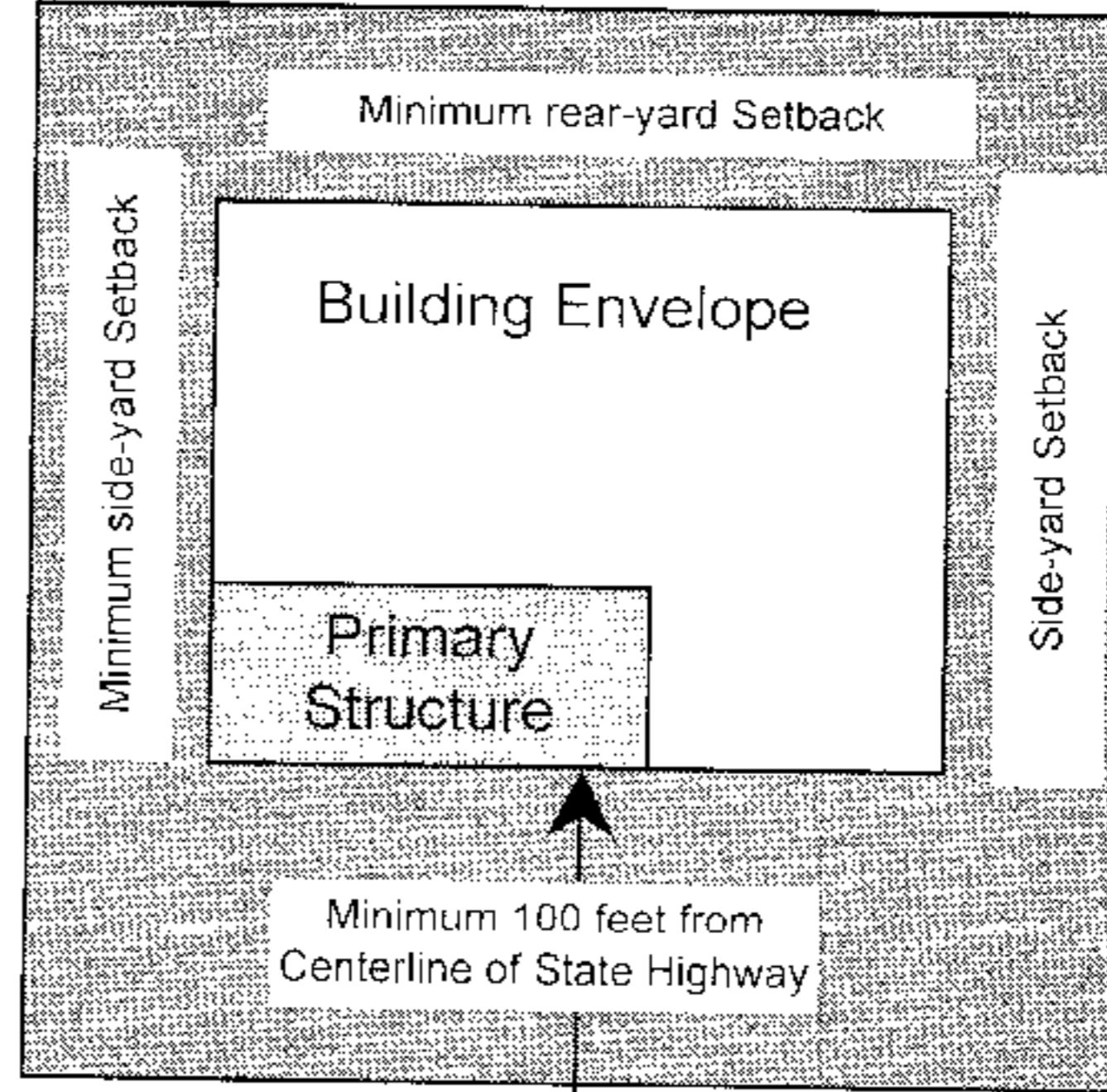
NOTES	COMMENTS
A	In the event of conflict, the Zoning Regulations and Design Guidelines (Attachment D) take precedence.
B	Interior Lots: See §14.7 for bulk requirements.
C	Minimum lot widths are measured at the actual building line.
D	Minimum lot frontages are measured along Town roads or state highways.
E	No minimum lot sizes in LCVD-1 and LCVD-2 districts.
F	LCVD-1 & LCVD-2 Districts requires 10' wide sidewalks. Most new structures shall be built to sidewalk. See Regulations and Design Guidelines.
G	LCVD-3 and MFVD Districts require 20,000' minimum lot sizes, 5' wide sidewalks, & 30 foot setback from roadway. See Regulations and Design Guidelines
H	LCVD-3 will permit a single family house if on an interior lot 20,000' or larger.
I	GFDD-1 & GFDD-2 will permit single family house if on a farm of three (3) acres or larger
J	Two single family dwellings are permitted on one parcel if a 50 acre or larger farm if second dwelling for farm employees
K	Height exemptions may be granted by the Commission after written approval by the Fire Marshal. (Special Permit Only)

**PRIMARY STRUCTURE, ADDITION, and/or ATTACHED DECK and GARAGES
LOT LAYOUTS & SETBACKS**

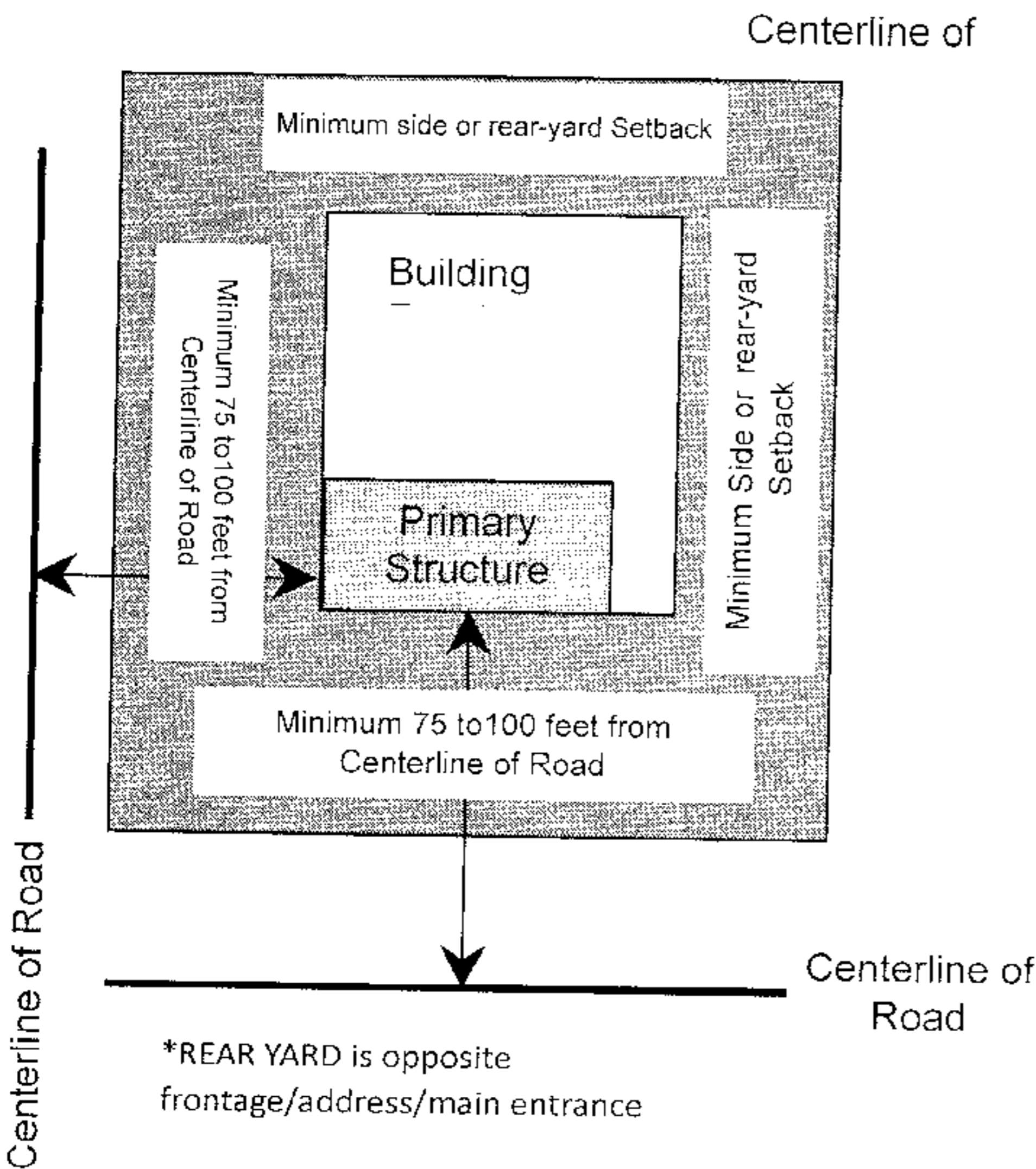
1. TYPICAL LOT LAYOUT ON TOWN ROAD



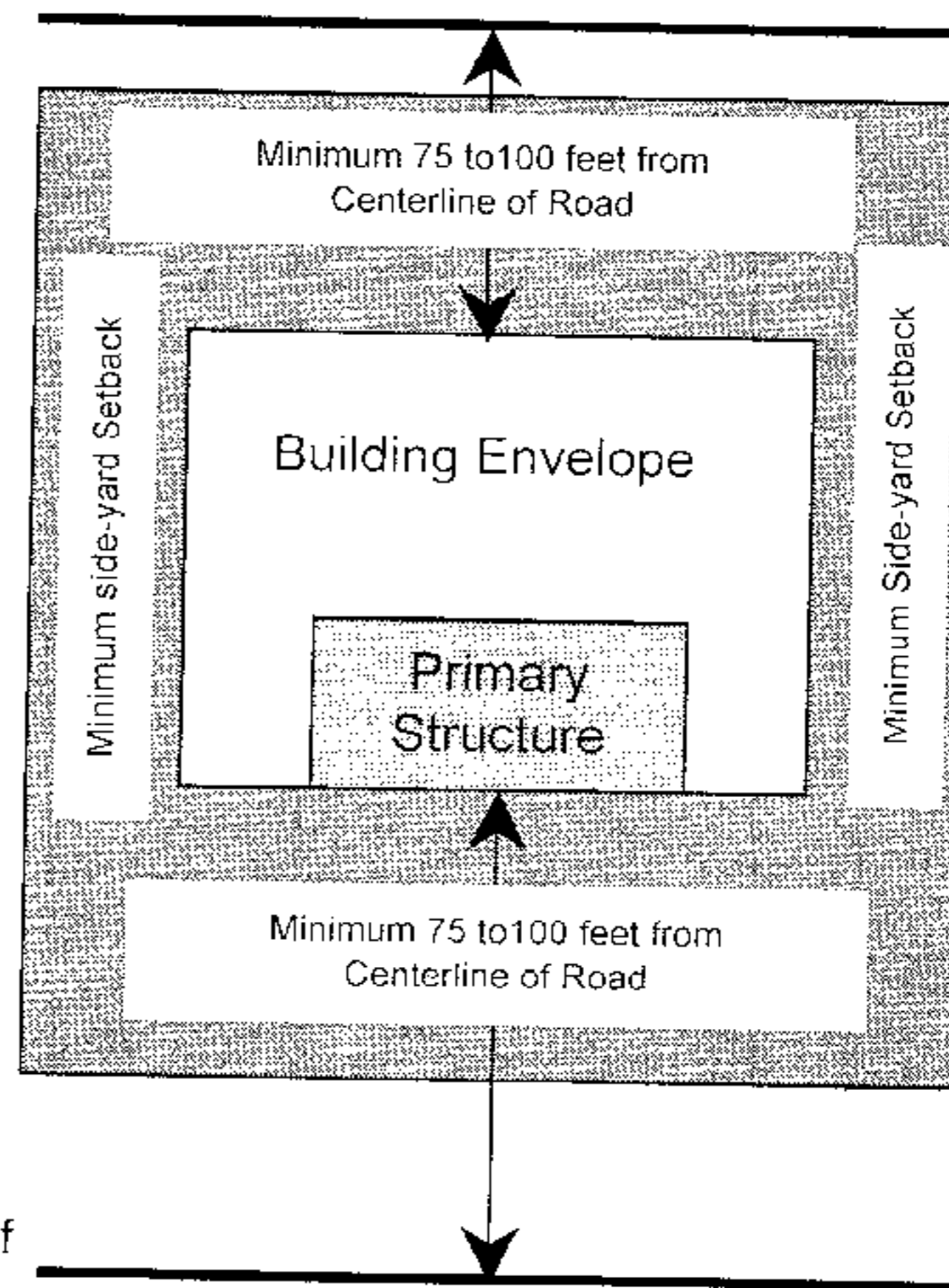
2. TYPICAL LOT LAYOUT ON STATE HIGHWAY



3. CORNER LOT LAYOUT*



4. LAYOUT ON LOT ABUTTING PARALLEL STREETS



*REAR YARD is opposite frontage/address/main entrance

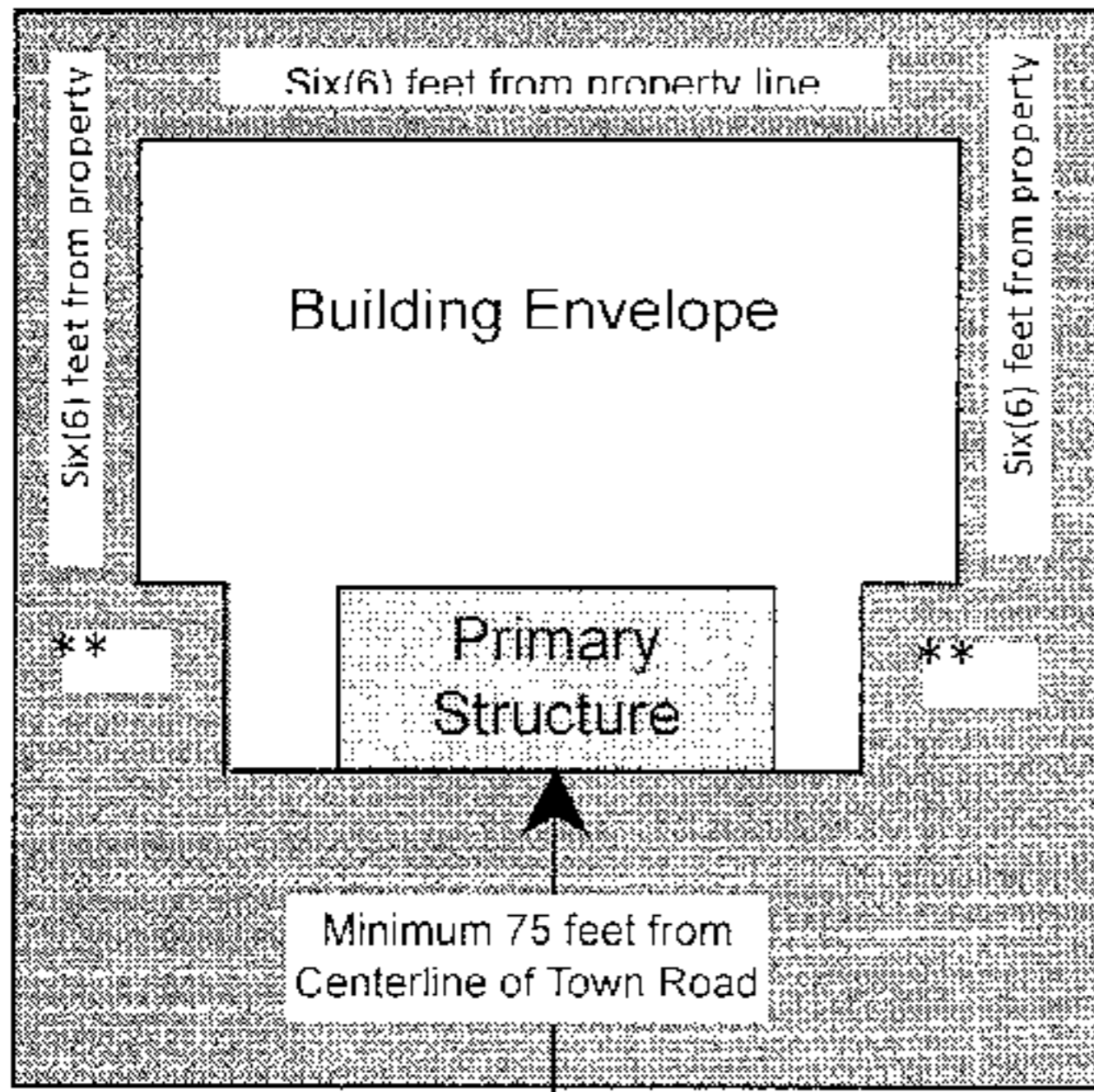
SHED, POOL and/or OTHER ASSESSORY STRUCTURE - INCLUDING GARAGES
LOT LAYOUTS & SETBACKS

Locate in Side or Rear Yards Only

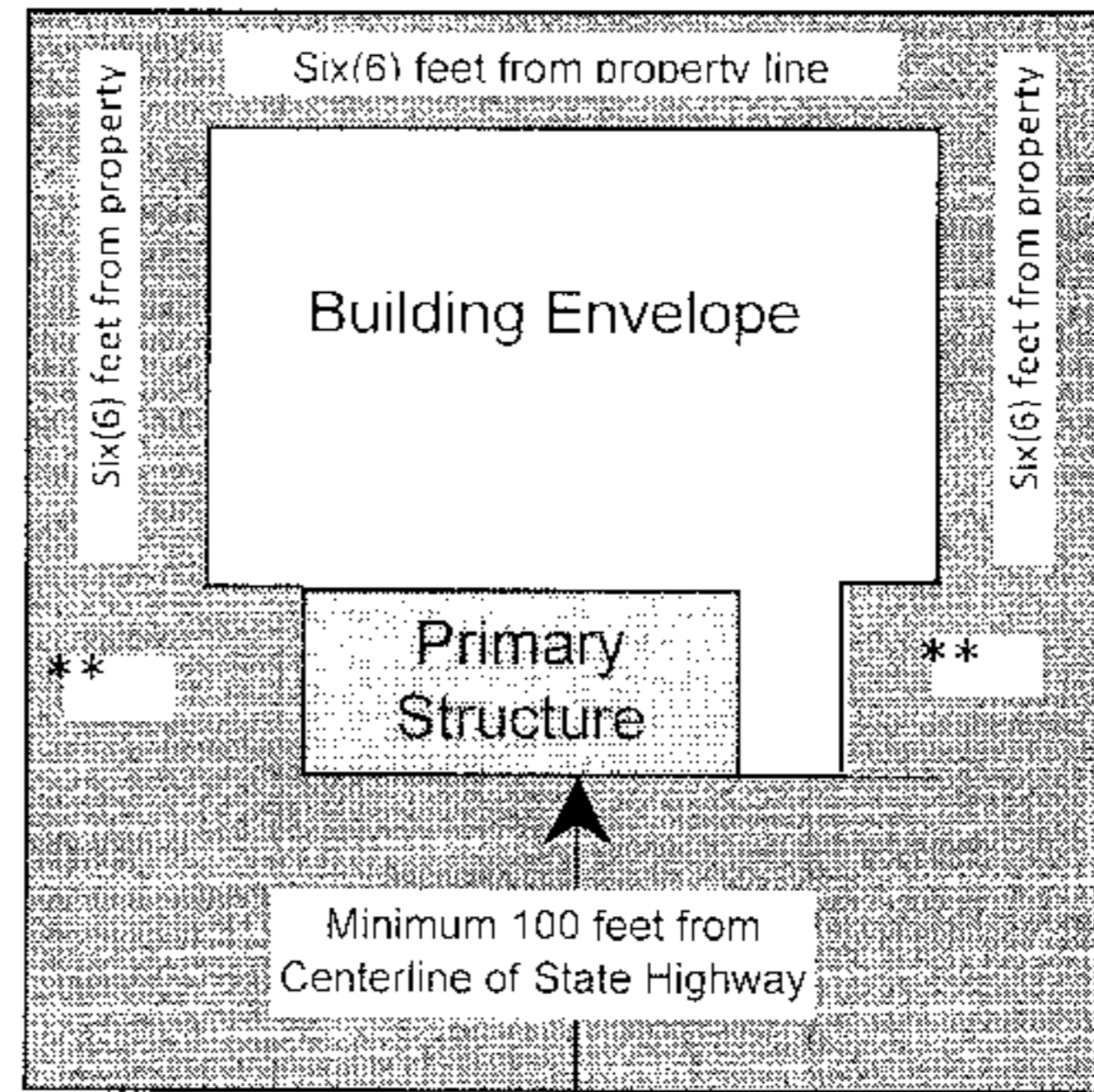
See Section 8.2 and

Yard, Rear and Yard Side definitions

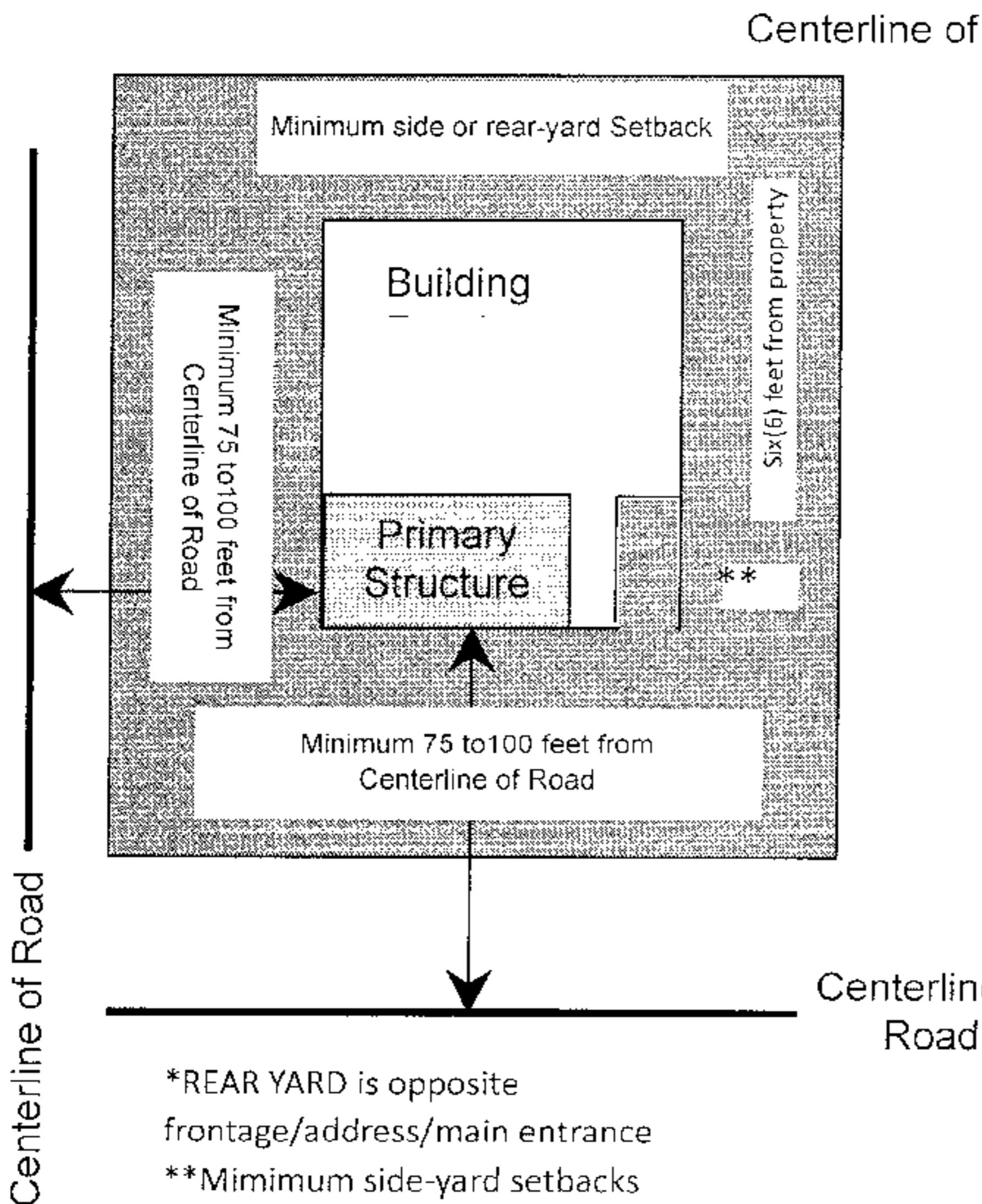
① TYPICAL LOT LAYOUT ON TOWN ROAD



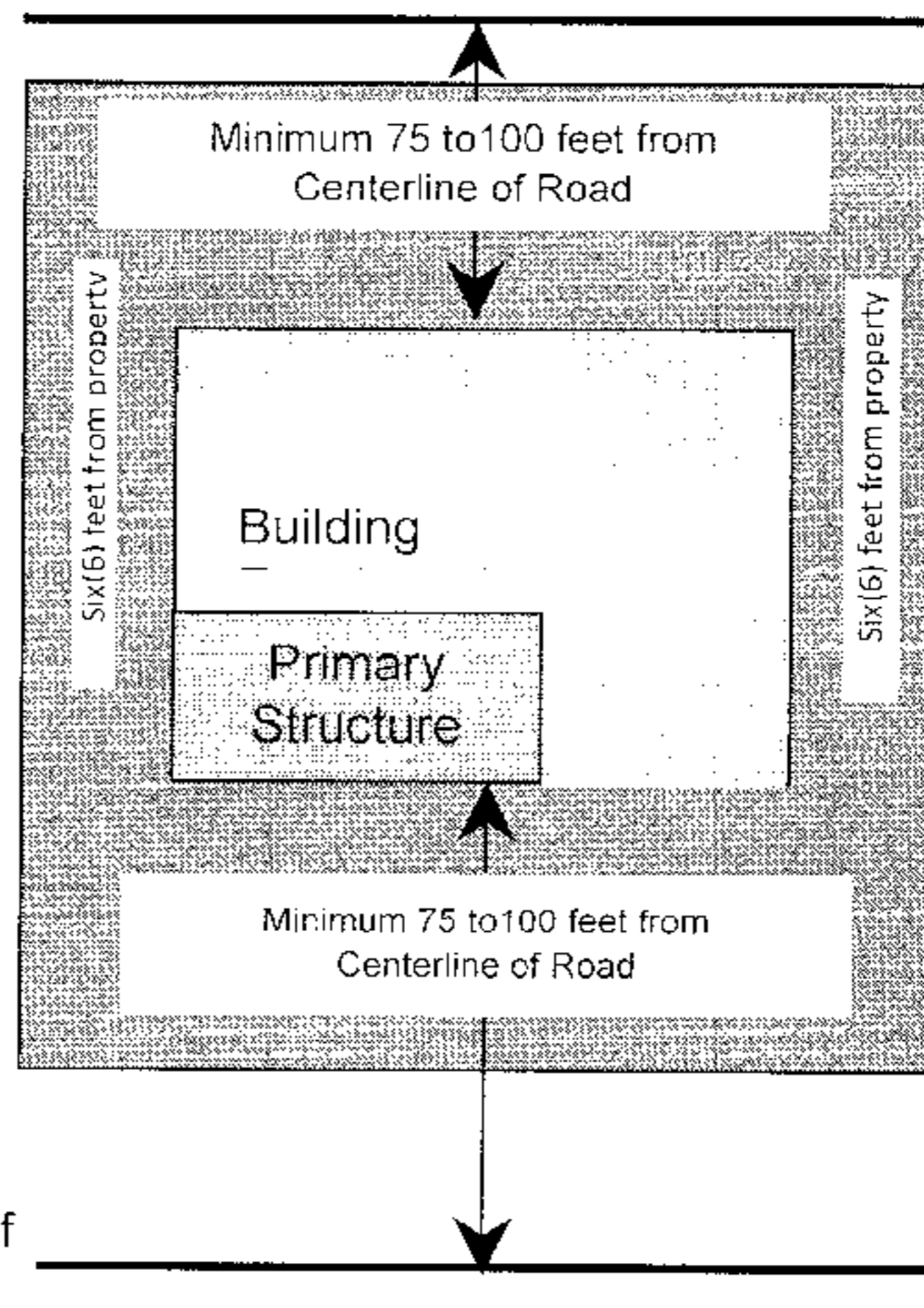
② TYPICAL LOT LAYOUT ON STATE HIGHWAY



③ CORNER LOT LAYOUT*



④ LAYOUT ON LOT ABUTTING PARALLEL STREETS



*REAR YARD is opposite frontage/address/main entrance
 **Minimum side-yard setbacks

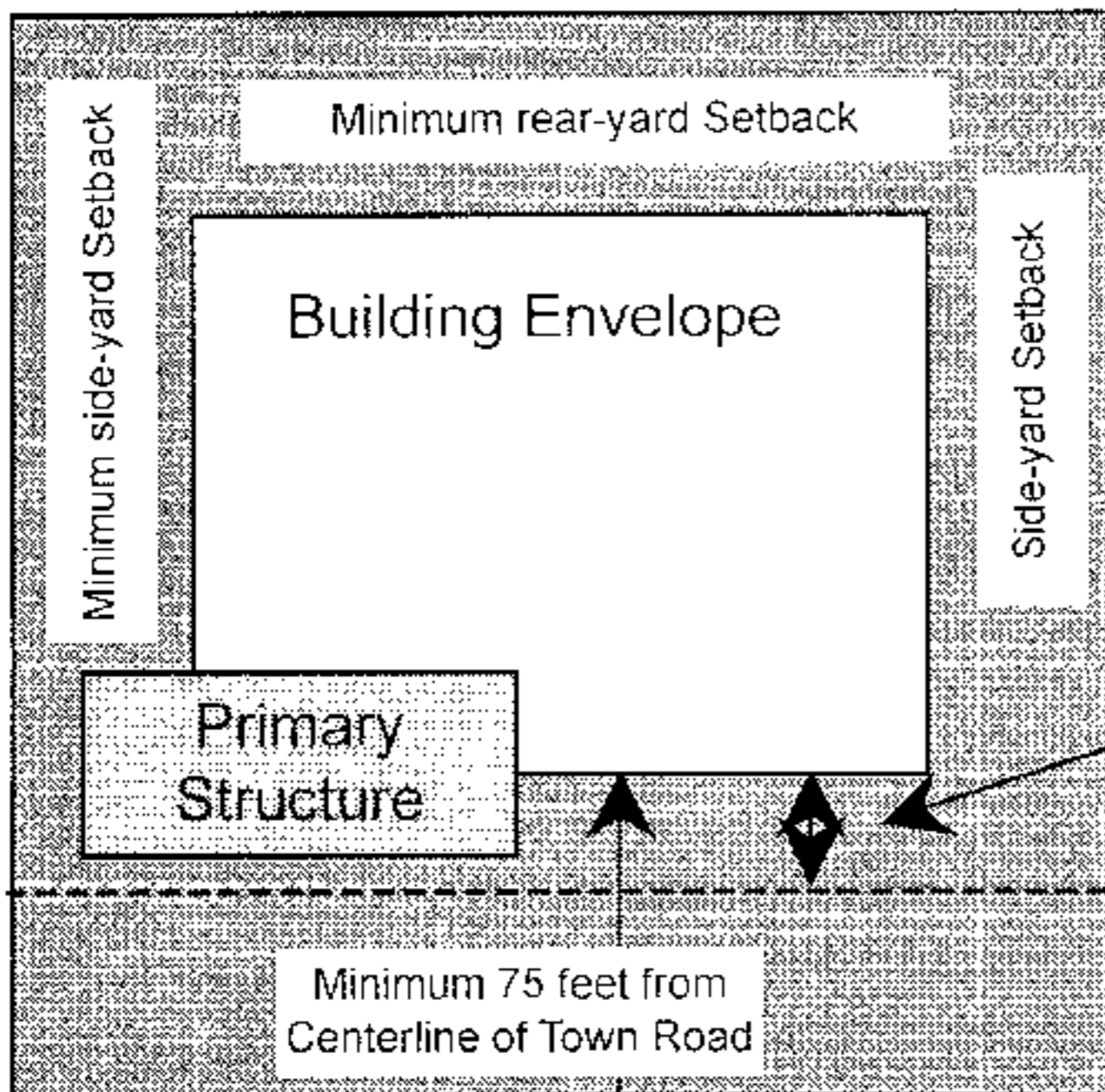
*** Section 8.2.G " ...When a lot fronts on 2 parallel streets, any assessory structure shall be located on the 1/3 of the lot furthest from both streets ."

ADDITION, ATTACHED DECK TO NON-CONFORMING PRIMARY STRUCTURE

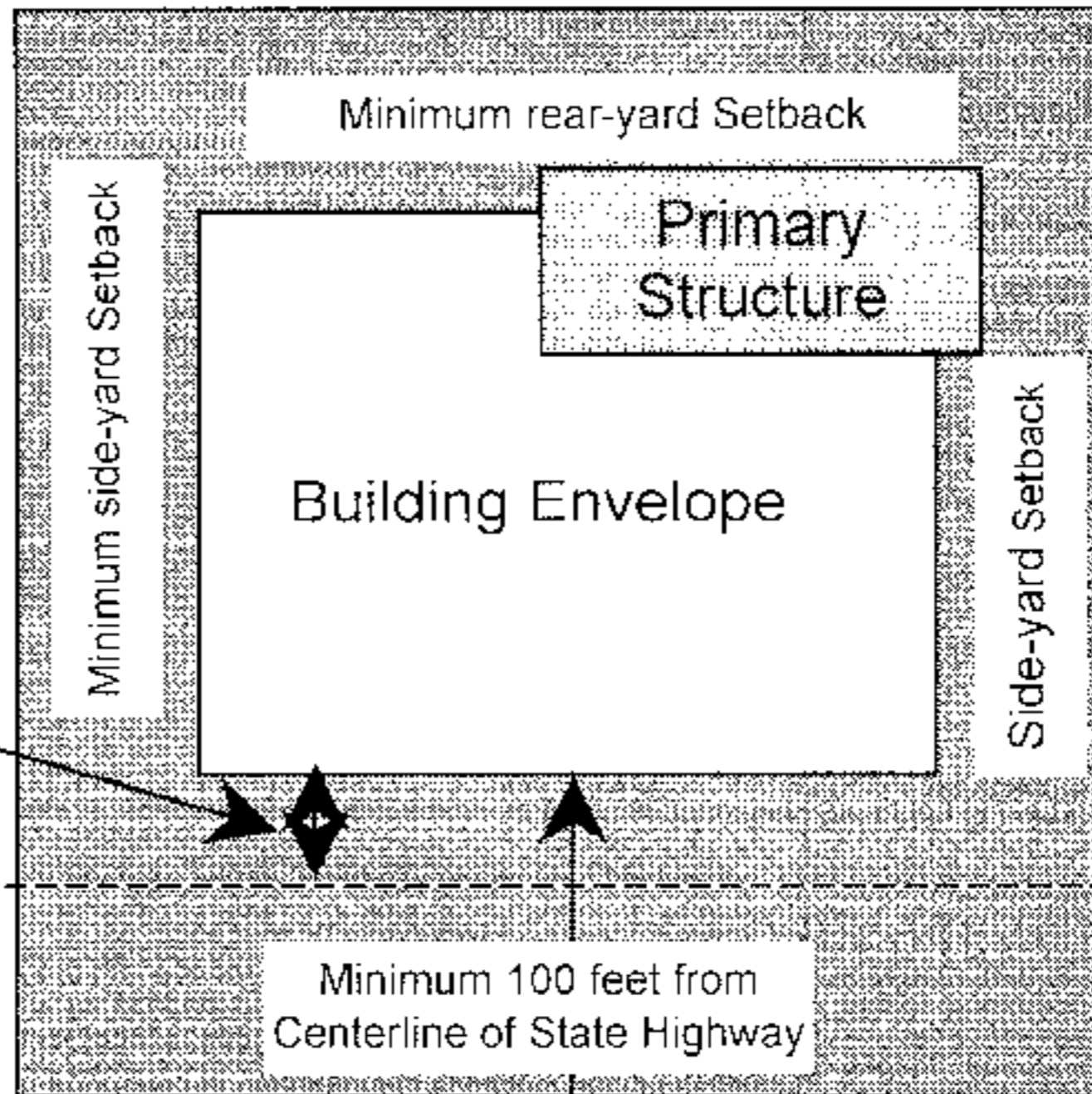
(☞ A primary structure that does not comply with minimum setback requirements)

LOT LAYOUTS & SETBACKS

1. TYPICAL LOT LAYOUT ON TOWN ROAD

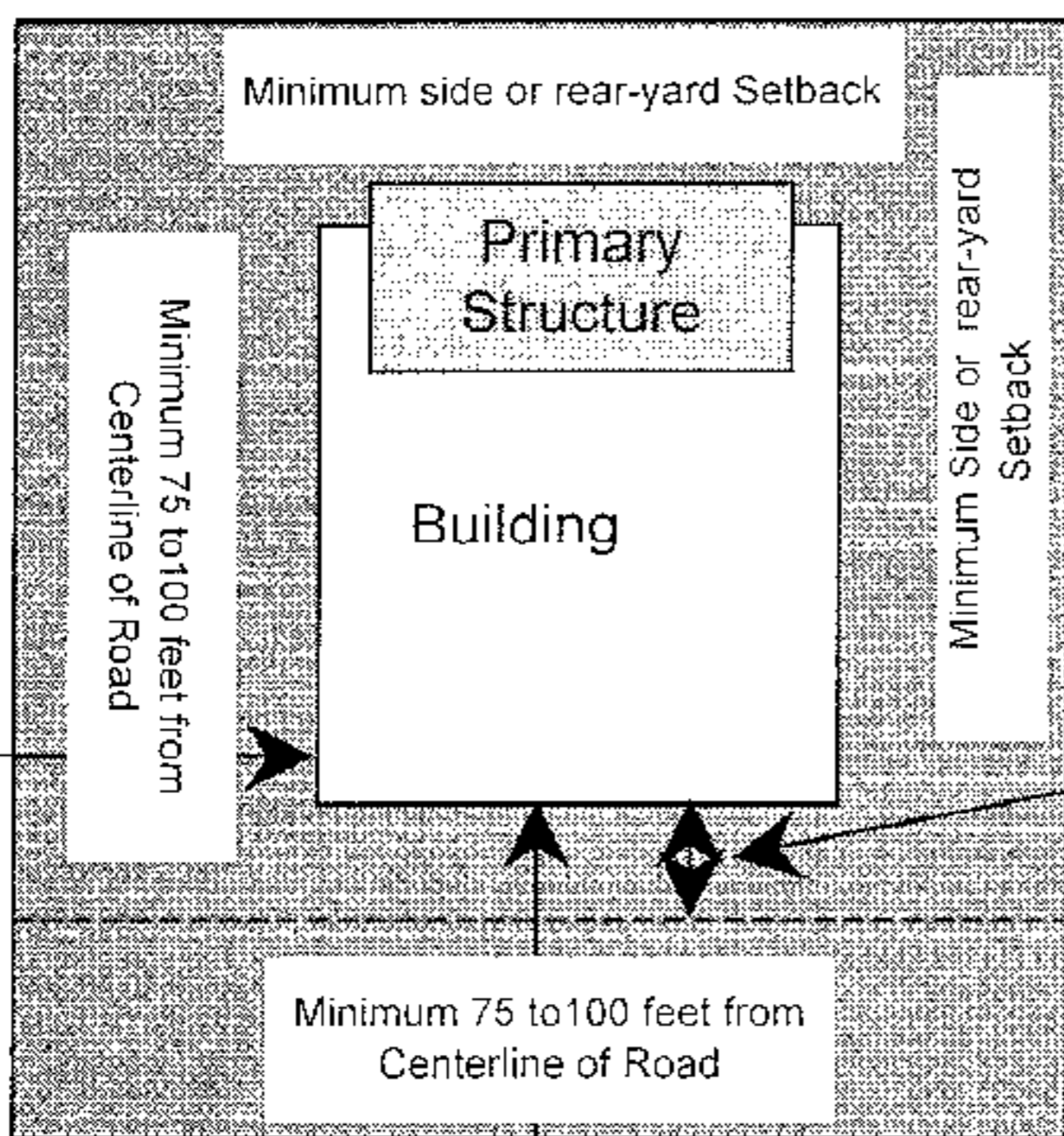


2. TYPICAL LOT LAYOUT ON STATE HIGHWAY

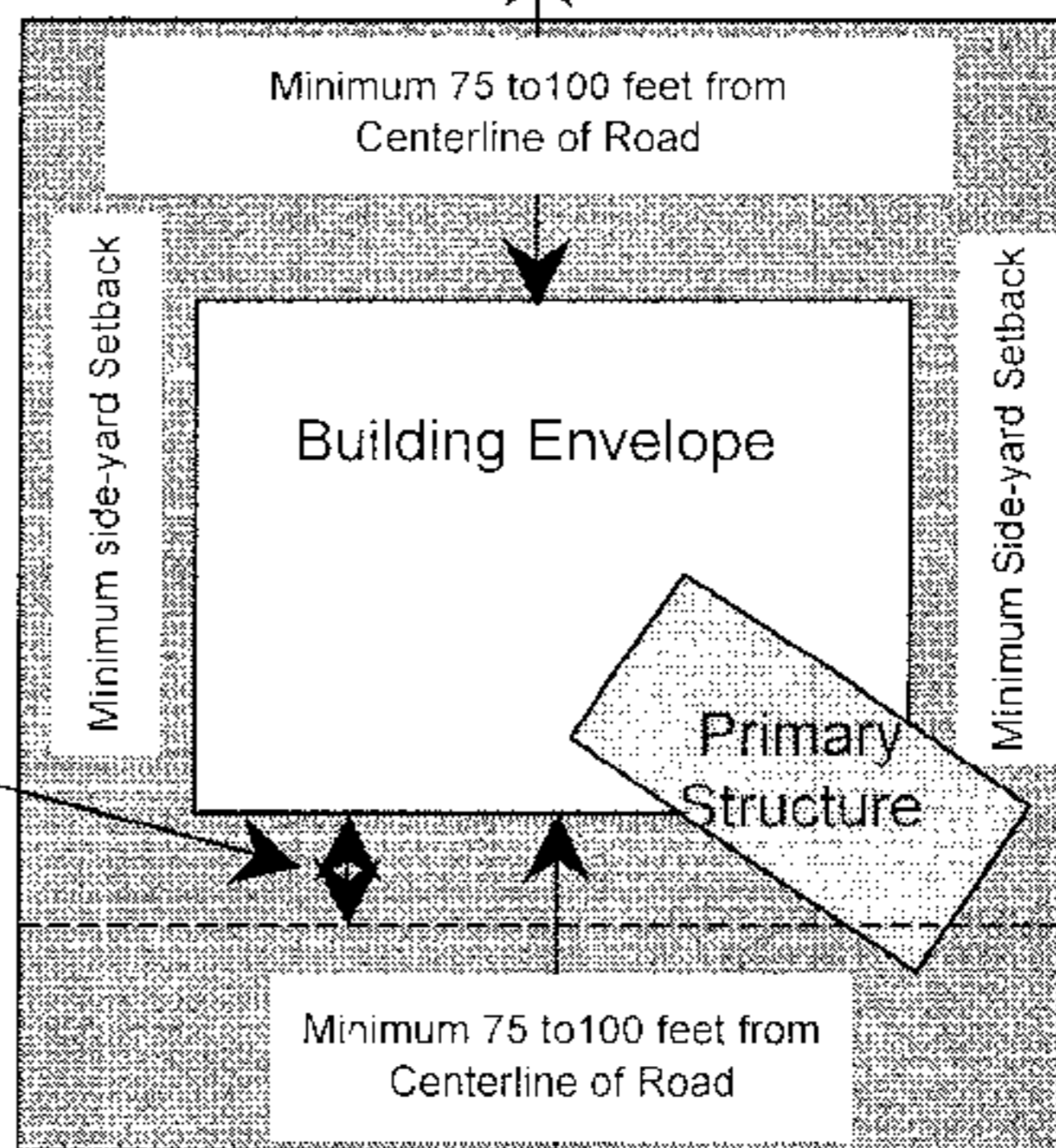


25 foot deduction for non-living space additions See Section 8.26

3. CORNER LOT LAYOUT**



4. LAYOUT ON LOT ABUTTING PARALLEL STREETS



25 foot deduction for non-living space additions See Section 8.26

Centerline of Road

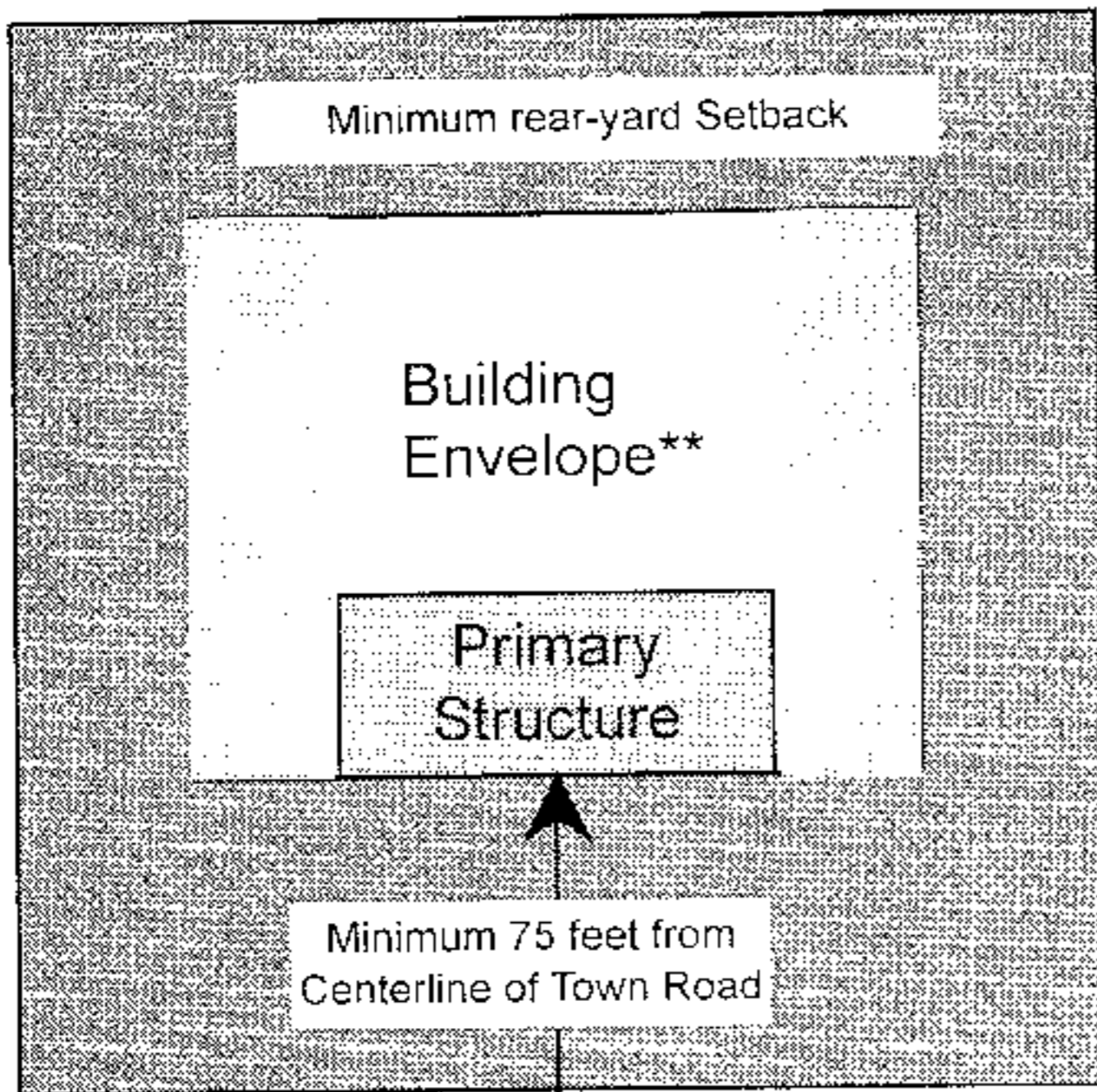
**REAR YARD is opposite frontage/address/main entrance

◆Section 13.1.D "A structure ... which does not ..., may be enlarged or altered provided that any additions are constructed within the applicable setback and yard requirements.

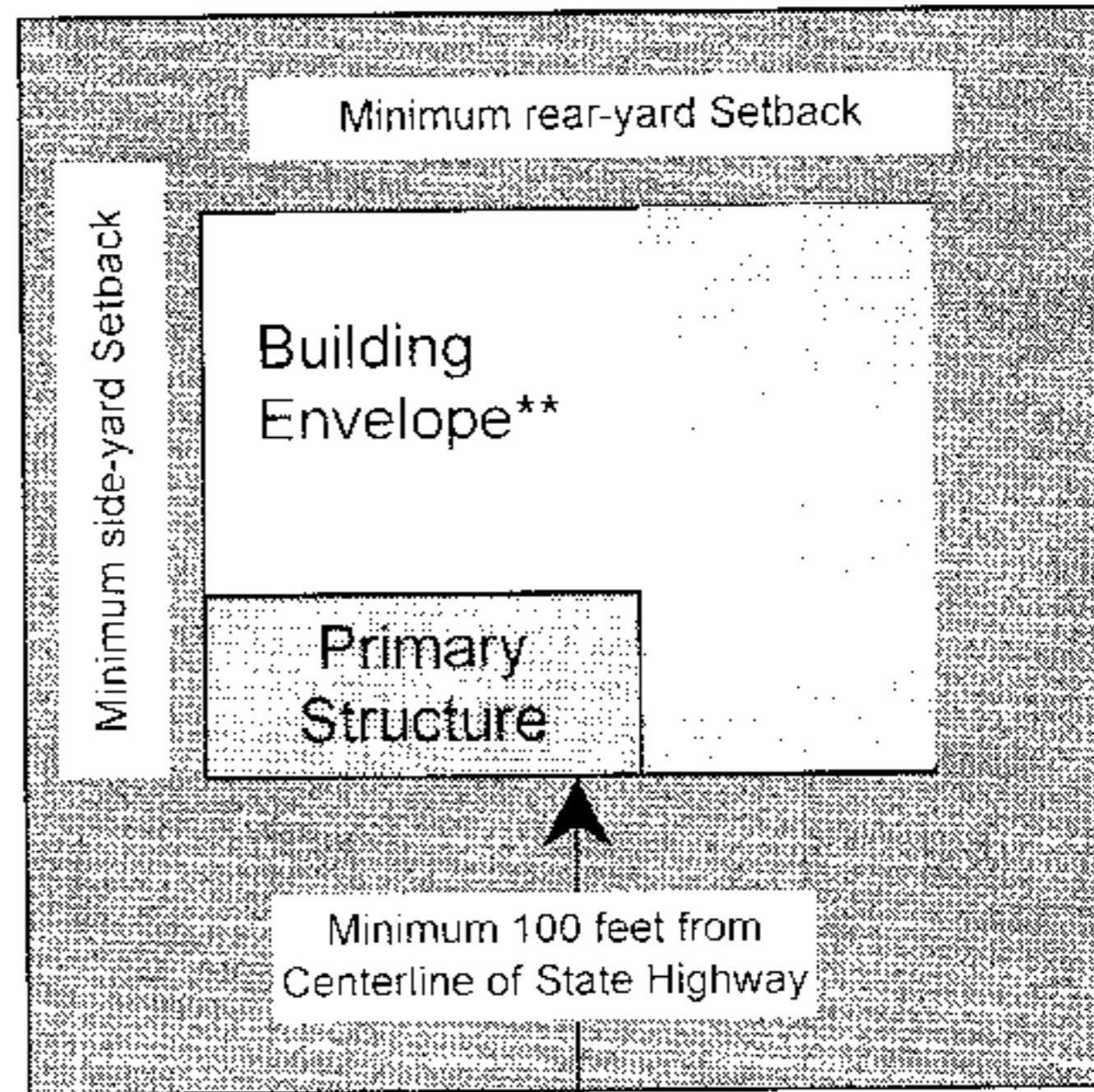
**MEMBRANE - COVERED FRAME STRUCTURES (HOOP HOUSE)
LOT LAYOUTS & SETBACKS**

See Section 8.3

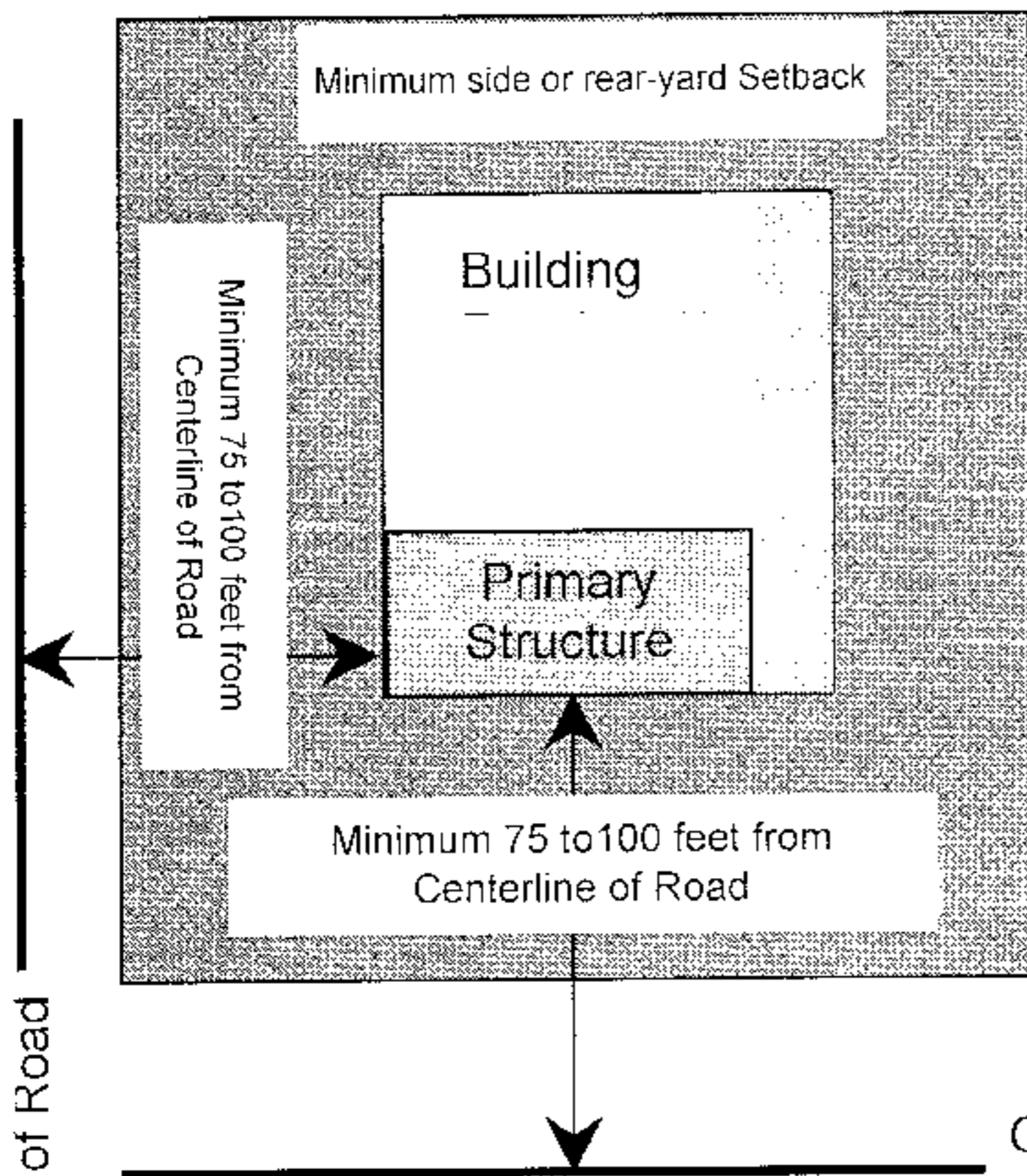
1. TYPICAL LOT LAYOUT ON TOWN ROAD



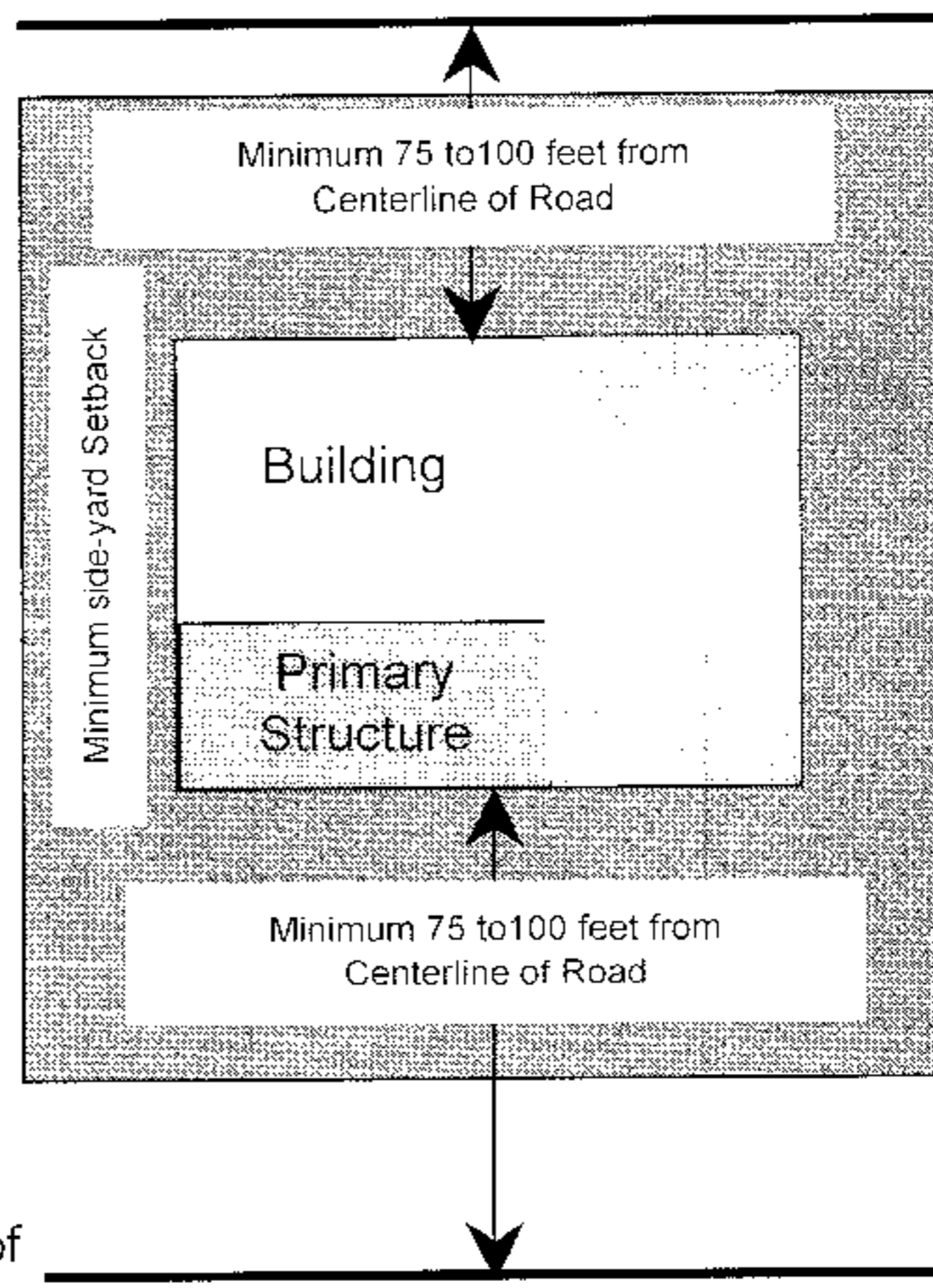
2. TYPICAL LOT LAYOUT ON STATE HIGHWAY



3. CORNER LOT LAYOUT*



4. LAYOUT ON LOT ABUTTING PARALLEL STREETS



*REAR YARD is opposite frontage/address/main entrance

** Section 8.3.A.(2) "...shall be located in a Rear Yard, meets setback requirements, and cannot be viewed from the street directly in front of the dwelling.

Centerline of Road

**SCHEDULE C
PARKING TABLE**

Accessory Apartment (in-law suite only)	1 minimum + principal use minimum
Accessory structures and uses	
Adult day care	1 per 4 clients maximum, 1 per 8 clients minimum
Age restricted housing	
Alcoholic Liquor	
Amusement parks, water parks	Determined by Commission based on a parking study
Antenna & antenna towers	
Artist Studio	3 per 1000' gross floor area maximum, 1 per 1000' min
Assisted Living for Seniors	1 per detached Dwelling Unit; 1 per 2 attached units; 1 visitor space for every 3 units; 1 space for each employee on both of the largest shifts who will be at facility at same time; 1 visitor space for every 3 patients
Auto service & auto rentals (w/fuel sales)	Determined by Commission based on a parking study
Bed and Breakfast	2 off-street for owner; 1 off-street per guest room
Boat construction and repair	Determined by Commission based on a parking study
Boat docks, slips, piers, wharves & bldgs	Determined by Commission based on a parking study
Boat rental, sales, storage, supplies	Determined by Commission based on a parking study
Campground	Determined by Commission based on a parking study
Car wash	Determined by Commission based on a parking study
Cemetery	Determined by Commission based on a parking study
Child day care center	1 per 4 children capacity (max), 1 per 8 children (min)
Civic buildings	5 per 1000' gross floor area maximum, 2 per 1000' min
Clubs	4 per thousand square feet of gross floor area
Coastal area structures	
Comm. fishing/lobstering/shellfishing	Determined by Commission based on a parking study
Communication systems - inside	Determined by Commission based on a parking study
Communication systems - outside	Determined by Commission based on a parking study
Community center	Determined by Commission based on a parking study
Condominiums	2.5 per unit maximum, 2 per unit min
Conference center	Determined by Commission based on a parking study
Construction trailer	
Convenience store	6 per 1000' gross floor area max, 3 per 1000' min
Country inn	2 off-street for owner; 1 off-street per guest room; 1 per each employee on largest shift. See Section 10.12
Dry-cleaning	3 per 1000' gross floor area max, 2 per 1000' min
Docks and piers	Determined by Commission based on a parking study
Dwelling, mobile manufactured home	2 minimum
Dwelling, multiple family (apts, condos)	2.5 per unit maximum, 2 per unit minimum
Dwelling, single family	2 mandatory + 1 per boarder, roomer, employee or customer (if a home occupation) (not incl gar. prkg)
Dwelling, single family attached (duplex)	4 minimum (not including garage parking)
Educational institution – private	1 per 3 seats in auditorium max, 1 per 5 seats min

Note: In the event of conflict, the Zoning Regulations, and then the Design Guidelines, shall take precedence.

**SCHEDULE C
PARKING TABLE**

Equipment repair - inside	Determined by Commission based on a parking study
Equipment repair - outside	Determined by Commission based on a parking study
Equipment sales & repair	Determined by Commission based on a parking study
Family day care home	2 mandatory + 1 for every two client children
Family entertainment center	Determined by Commission based on a parking study
Farm & farming	
Farm stand (Accessory use to a farm)	3 maximum, 1 minimum (per 1000' gross floor area)
Field sports, court sports, pools, & spas	Determined by Commission based on a parking study
Financial institution	3 per 1000' gross floor area max, 2 per 1000' min
Fishing gear rental	Determined by Commission based on a parking study
Funeral homes & undertaking	1 per 150' of gross floor area + 1 per shift employee
Gas station	Determined by Commission based on a parking study
Golf course	Determined by Commission based on a parking study
Gov. institution, library, philanthropic	5 per 1000' gross floor area max, 2 per 1000' min
Government Offices	5 per 1000' gross floor area max, 2 per 1000' min
Group day care home	1 per 4 clients max, 1 per 8 clients min
Helipad & Heliport	
Home husbandry (accessory use)	2 Maximum, 0 minimum (+ primary use minimum)
Home occupation (accessory use)	See Section 10.13
Hoop house (accessory use)	Must not reduce existing parking spaces
Hospital and clinic	Determined by Commission based on a parking study
Hotel	1.2 per guest room maximum, 1 per guest room min
Industrial park	Determined by Commission based on a parking study
Kennel - inside	3 per 1000' gross floor area max, 1 per 1000' min
Kennel - outside	Determined by Commission based on a parking study
Laundromat	Determined by Commission based on a parking study
Light industrial	Determined by Commission based on a parking study
Lumberyard/building sales yard	Determined by Commission based on a parking study
Manufacturing, maintenance - inside	Determined by Commission based on a parking study
Manufacturing, maintenance - outside	Determined by Commission based on a parking study
Medical and dental clinic	9 per 1000' gross floor area max, 2 per 1000' min
Mining	Determined by Commission based on a parking study
Mini-golf	Determined by Commission based on a parking study
Mixed (office/retail dn, residential up)	2.5 per unit max, 2 per unit min (+ primary use min)
Mobile Manufactured Home Community	See Section 10.3
Motel	1.2 per guest room maximum, 1 per guest room min
Motor vehicle body repair & painting	4 per 1000' gross floor area maximum, 2 per 1000' min
Motor vehicle dealership (incl. repair)	Determined by Commission based on a parking study
Museums, art gallery, cultural institution	2 per 1000' gross floor area max, 1 per 1000' min
Nurseries, incl. retail and wholesale	3 per 1000' gross floor area max, 1 per 1000' min
Nursing home & residential care home	3 per 1000' gross floor area maximum, 2 per 1000' min
Office	5 per 1000' gross floor area max, 2 per 1000' min
Outdoor storage & sales	Determined by Commission based on a parking study
Parking structures - Single level	

**SCHEDULE C
PARKING TABLE**

Parking structure - multi-level	
Parks and playgrounds	Determined by Commission based on a parking study
Personal service establishments	3 per 1000' gross floor area max, 2 per 1000' min
Portable storage units	
Power equipment & utility trailer sales	3 per 1000' gross floor area max, 1 per 1000' min
Pub & tavern	Determined by Commission based on a parking study
Public and private utility installations	
Recreation facility, indoor	Determined by Commission based on a parking study
Recreation facility, outdoor	Determined by Commission based on a parking study
Recycling center	Determined by Commission based on a parking study
Religious use (non profit)	1 per 3 seats in area used for services (1 seat = 20") max 1 per 5 seats min
Repair shops (radio, tv, shoes, cmprtr, etc)	3 per 1000' gross floor area max, 1 per 1000' min
Research & Testing - inside	Determined by Commission based on a parking study
Research & Testing - outside	Determined by Commission based on a parking study
Resort facility	Determined by Commission based on a parking study
Restaurant, excluding fast food	11 per 1000' gross floor area max, 6 per 1000' min
Restaurant, including fast food	9 per 1000' gross floor area max, 2 per 1000' min
Retail sales >=50,000 square feet	3 per 1000' gross floor area max, 1 per 1000' min
Retail sales = 25,001-49,999 square feet	3 per 1000' gross floor area max, 1 per 1000' min
Retail sales <= 25,000 square feet	3 per 1000' gross floor area max, 1 per 1000' min
Riding stable	Determined by Commission based on a parking study
Rooming & boarding (accessory use)	1 per roomer or 1 per boarder (in addition to minimum)
RV Sales, service, & accessories	Determined by Commission based on a parking study
Sawmill	Determined by Commission based on a parking study
Self-storage	1 space per 10 compartments max, 1 space per 20 min
Self storage w/truck rental accessory use	Determined by Commission based on a parking study
Shooting Range	Determined by Commission based on a parking study
Shopping center	6 per 1000' gross floor area max, 3 per 1000' min
Solar energy systems	
Specialized commercial uses, other	Determined by Commission based on a parking study
Storage - inside	Determined by Commission based on a parking study
Storage - outside	Determined by Commission based on a parking study
Telephone exchange	
Theater, indoor (including multiplex)	1 per 3 seats max, 1 per 5 seats min, + 1 per employee
Theater, outdoor	Determined by Commission based on a parking study
Time share & fractional ownership	Determined by Commission based on a parking study
Transformer substation (accessory use)	
Transformer substation (principal use)	
Vehicle dispatching and repair - inside	4 per 1000' gross floor area max, 2 per 1000' min
Vehicle dispatching and repair - outside	Determined by Commission based on a parking study
Veterinary office & clinic - indoor	9 per 1000' gross floor area max, 2 per 1000' min
Warehouse	Determined by Commission based on a parking study
Water supply & treatment systems	Determined by Commission based on a parking study
Wind energy system (accessory use)	