

Attachment B(2)

Proposed Section 5-3, Zoning District Regulations for SC-1 Suburban Countryside (Proposed Format)

(10) Regulations for Zoning District SC-1, Suburban Countryside District

a. Intent.

The intent of the SC-1 district is to allow low density residential development. The SC-1 district is intended for limited areas suitable for such development by virtue of their non-prime, non-erodible soils and their suitability for septic systems. In many cases, these areas are already largely committed to low density residential subdivisions. Cluster development is encouraged in order to protect environmental and scenic resources.

b. Permitted Uses (also listed in Table of Uses, Sec. 5-2).

- (i) The following uses are allowed By-right, by Special Exception (SE) or by Conditional Use Permit (CUP) as identified in the table below. The uses are subject to all other applicable requirements contained in the ordinance. Certain uses have additional, modified or more stringent standards listed in Article 9 Supplementary District Regulations.

Permitted Uses	Supplemental Regulations	By-right	CUP	SE
Residential				
Accessory apartment	9-27	√		
Accessory dwelling, residential	9-27	√		
Ancillary residential structure or use	9-XX	√		
Domestic pets		√		
Dwelling, single-family detached, cluster	9-XX	√		
Dwelling, single-family detached, conventional	9-XX	√		
Home garden		√		
Home occupation, Type I	9-9	√		
Home occupation, Type II	9-9			√
In-home child care provider	9-XX	√		
Livestock, private use or enjoyment	9-20	√		
Livestock, private use or enjoyment, w/ less than required acreage	9-20			√
Commercial Products & Services (commercial)				
Hospital, veterinary				√
Recreation and amusement enterprises				√
Commercial Products and Services (commercial) Lodging				
Bed and breakfast				√

Permitted Uses	Supplemental Regulations	By-right	CUP	SE
Institution and Civic Uses				
Adult day care center				√
Cemetery or graveyard				√
Child care center				√
Churches and other places of worship		√		
Community recreation facilities		√		
Group homes (Also Assisted living facilities)				√
Lodge halls and social clubs				√
Park		√		
Schools, libraries, museums		√		
Agricultural, Animal, and Outdoor				
Agritourism activity				√
Aquaculture facility, agricultural	9-XX			√
Campground				√
Country club				√
Forestry (Forestry harvesting)		√		
Golf course				√
Hunting clubs and fishing clubs		√		
Kennel				√
Marina/boatyard			√	
Natural wildlife preserve		√		
Seafood processing plant				√
Stable, commercial	9-19	√		
Stable, commercial w/ less than 1 ½ acres per horse	9-19			√
Stable private	9-18	√		
Stable, private w/ less than 1 ½ acres per horse	9-18			√
Wayside stand, roadside stand, wayside market				√
Yacht club				√
Industrial, Auto, Utilities & Construction				
Airport				√
Dredge spoil site				√
Manufacturing, light				√
Mine, surface mineral mine	9-29		√	
Solar energy facility, large-scale	9-28		√	
Solar energy facility, utility -scale	9-28		√	
Uses required for provision and maintenance of public facilities and utilities		√		
Uses required for the provision and maintenance of private wastewater utilities				√
Wind energy facility, small system	9-22	√		

Permitted Uses	Supplemental Regulations	By-right	CUP	SE
Telecommunications				
Commercial communication facility, Type I	9-13	√		
Commercial communication facility, Type II	9-13	√		
Commercial communication facility, Type III	9-13			√
Commercial communication facility, Type IV	9-13			√
Commercial communication facility, Type V	9-13	√		
Commercial communication facility, Type V on an existing lot 30,000 SF or less	9-13			√
Commercial communication facility, Type VI data pole	9-13	√		
Commercial communication facility, Type VI data pole on an existing lot 30,000 SF or less	9-13			√

c. Minimum lot requirements.

(i) When served by public sewer and water:

1. Area: 2 acres
2. Frontage:

(ii) When served by public sewer or water:

1. Area: 2 acres
2. Frontage:

(iii) When served by on-site well and septic

1. Area: 2 acres
2. Frontage:

d. Lot coverage.

(i) Maximum lot coverage for total building footprints and paved surfaces:

1. ___ percent for uses in the categories of Institutional and Civic; Residential; Lodging; and Industrial, Automotive, Utilities, and Construction.
2. ___ percent for uses in the categories of Consumer Products and Services, Agricultural/Animal-related and Telecommunications.

(Uses are designated in the Table of Uses, Sec. 5-2).

e. Minimum setback requirements.

(i) Front yard

1. Principal Structures: 75
2. Accessory structures: **X feet**

(ii) Side yard

1. Principal structures: 30 feet
2. Accessory structures: 5 feet

(iii) Rear yard

1. Principal structures: 100 feet
2. Accessory structures: 5 feet

f. Building Requirements.

(i) Maximum height of principal building: 35 feet

(ii) Maximum height of accessory buildings: 20 feet

1. Single family dwelling lots - If the accessory building meets the setbacks of the principal building, it may also utilize the same maximum height.