

**Attachment A**  
**Existing Section 5-2, Official Schedule of District Regulations**  
**for SC-1 Suburban Countryside**

APPENDIX B—ZONING

App. B, § 5-2

Official Schedule of District Regulations (Zoning District SC-1)																	
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings				Misc. Requirements
			Sewer and Water	Sewer or Water	On-site S & W	Width			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	
Single family detached dwelling (See definition of building height, single family residential)			30,000 sf or 2 acres (see Misc. Requirements)	2 acres	2 acres	100 or 200		50	50 or 75	20 or 30	40 or 60	50 or 100	2	35 or 50 See Misc. Req.	5, 20 or 30 See Misc. Req.	5, 50 or 100 See Misc. Req.	If clustered, 30,000 sq. ft. minimum or 1 acre maximum lots at a net density of 1 unit per 1.5 acres; otherwise, 2 acre minimum lots required. The larger dimensions are to be used with 2 acre lots or greater. If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.
Home gardens																	
Hunting clubs and fishing clubs			2	2	2	200		35	75	30	60	100		20	5	5	
Natural wildlife preserves and similar conservation areas																	
Churches and other places of worship			1	1	1	100		60	35	30	60	50		20	5	5	

Official Schedule of District Regulations (Zoning District SC-1)																	
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings				Misc. Requirements
			Sewer and Water	Sewer or Water	On-site S & W	Width			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	
Schools, libraries, museums			2	2	2	100		35	100	30	60	200		20	5	5	
Parks																	
Home occupations, Type I																	
Uses required for the provisions and maintenance of public facilities and utilities																	
In-home child care provider			1.5	1.5	1.5			35									Note: this use can only be established in a legally occupied single family dwelling which is located on at least 1.5 acres. Minimum lot sizes for single family dwellings constructed after the effective date of this ordinance are listed above.

Official Schedule of District Regulations (Zoning District SC-1)																		
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)					Accessory Buildings				Misc. Requirements
			Sewer and Water	Sewer or Water	On-site S & W	Width			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	Rear Lot Lines	
Community recreation facilities								35	75	30	60	100		20	5	5	Lighting shall not shine directly on adjacent properties and shall not impair the safe movement of traffic. All equipment and machinery shall be operated and maintained so as to minimize dust, noise, odor, and vibration.	
Domestic pets																		
Keeping of livestock for personal enjoyment	Keeping of livestock for personal enjoyment with less than the required acreage per animal	S, T, U															See Section 9-20	
Private stables	Private stables with less than one and 1/2 acres per horse	S, T, U															See Section 9-18	
Commercial communications facility, Type I																	See Article 9, Supplementary District Regulations, Section 9-13.	

Official Schedule of District Regulations (Zoning District SC-1)																		
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max. Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings				Misc. Requirements	
			Sewer and Water	Sewer or Water	On-site S & W	Width			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines		Rear Lot Lines
Commercial communications facility, Type II																		See Article 9, Supplementary District Regulations, Section 9-13.
Forestry harvesting																		
Commercial stables	Commercial stables with less than one and 1/2 acres per horse	S, T, U																See Section 9-19
	Dredge spoil sites	S, T, U																
	Lodge halls and social clubs	H, J, K, L, M, U	2	2	2	200		35	75	30	60	100		20	5	5		
	Yacht clubs	H, J, K, L, M, U	2	2	2	200		35	75	30	60	100		20	5	5		
	Country clubs	H, J, K, L, M, U	2	2	2	200		35	75	30	60	100		20	5	5		
	Golf courses																	
	Seafood processing plants	A, I, J, K, L, M, S, U	5	5	5	250		35	75	50	100	100		20	5	5		
	Campgrounds	G, F, O, U																
	Cemeteries	Same as RC-1	1	1	1													
	Veterinary hospital	A, B, G, U	2	2	2			20						20				
	Kennels	A, B, G, U	2	2	2			20						20				

Official Schedule of District Regulations (Zoning District SC-1)																	
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings				Misc. Requirements
			Sewer and Water	Sewer or Water	On-site S & W	Width			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	
	Child care centers	H, O, V, U															
	Adult day care center	H, O, U, V															
	Group homes		1.5	1.5	1.5	125		35	75	25	50	100		20	5	5	
	Bed and breakfast	F, H, L, T, U															
	Uses required for the provision and maintenance of private wastewater utilities	E, F, I, L, O, S, T, U, W, U															
	Airports	A, C, F, G, H, I, M, S, T, U															
	Recreation and amusement enterprises	A, C, H, I, J, U	5	5	5	250		35						20			
	Home occupations, Type II	U															
	Light manufacturing	A, C, F, G, H, I, J, K, L, N, U	5	5	5	250		35						35			
	Commercial communications facility, Type III	X-1, 2, 3, 4, 5, 6, 9, 10, 11, 13, 14, 15, 16															See Article 9, Supplementary District Regulations, Section 9-13.

Official Schedule of District Regulations (Zoning District SC-1)																		
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max. Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings				Misc. Requirements	
			Sewer and Water	Sewer or Water	On-site S & W	Width			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines		Rear Lot Lines
	Commercial communications facility, Type IV	X-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16																See Article 9, Supplementary District Regulations, Section 9-13.
	Wayside stand Roadside stand Wayside market	O, T, U																
	Agritourism activity	S, T, U																
	Aquaculture facility, agricultural	F, I, S, T, U							75									
Commercial communication facility, Type V	Commercial communication facility, Type V on an existing lot 30,000 SF or less	S, U							75	5	10	5						See Article 9, Supplementary District Regulations, Section 9-13.
Commercial communication facility, Type VI (data pole)	Commercial communication facility, Type VI (data pole) on an existing lot 30,000 SF or less	S, U							75	5	10	5						See Article 9, Supplementary District Regulations, Section 9-13.

Official Schedule of District Regulations (Zoning District SC-1)																		
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings			Misc. Requirements		
			Sewer and Water	Sewer or Water	On-site S & W	Width			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height		Side Lot Lines	Rear Lot Lines
Wind energy facility, small system															120'			See Article 9, Supplementary District Regulations, Section 9-22.
Marinas and boatyards pursuant to Conditional Use Permit																		
Accessory Apartment								50	75	30	60	100						See Article 9, Supplemental District Regulations, Section 9-27
Accessory Dwelling pursuant to Article 9, Supplemental District Regulations, Section 9-27									75					2	35 or 50 See Misc. Req.	10 or 30, See Misc. Req.	10 or 100 See Misc. Req.	If accessory dwelling meets the setbacks for a principal building, it may also utilize the maximum height. If lot is part of a cluster subdivision, the setbacks shall be the same as those required for the cluster subdivision.

Official Schedule of District Regulations (Zoning District SC-1)																	
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max. Ht. of Principal Building	Minimum Yard Dimensions (ft)					Accessory Buildings			Misc. Requirements
			Sewer and Water	Sewer or Water	On-site S & W	Width			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	
Ancillary Residential Structure								35 or 50 See Misc. Req.	75	30 See Misc. Req.	60 See Misc. Req.	5 or 100 See Misc. Req.					If the structure meets the setbacks for a principal building, it may also utilize the maximum height. Piers shall be located a minimum of 5 feet from an adjoining parcel.
Solar energy facility, large-scale (by Conditional Use Permit)						See misc reqs		See misc reqs	See misc reqs	See misc reqs	See misc reqs	See misc reqs					See Article 9, Supplementary District Regulations and Article 14, Conditional Use Permits
Solar energy facility, utility-scale (by Conditional Use Permit)						See misc reqs		See misc reqs	See misc reqs	See misc reqs	See misc reqs	See misc reqs					See Article 9, Supplementary District Regulations and Article 14, Conditional Use Permits
Surface mineral mining (by Conditional Use Permit)			5	5	5												See Article 9, Supplementary District Regulations, Section 9-29 and Article 14, Administrative Procedures, Section 14-23