

“R-C” Recreational Commercial

Permitted Uses (Allowed by-right):

- Accessory Buildings & Uses
- Agriculture
- Automotive Service Stations
- Banks & Financial Institutions
- Banquet Hall
- Bar, Saloon, Tavern/Night Club
- Beaches, Commercial Swimming Pools
- Cemeteries
- Churches or other Places of Worship
- Child Day-Care Centers
- Fishing, Private or Commercial & related businesses
- Funeral Home
- Golf Courses
- Golf Driving Range & Miniature Golf
- Government Buildings
- Grocery Stores
- Historic Sites
- Home Occupations
- Hotel, Motel
- Laboratory (Research & Development)
- Manufactured Homes
- Marinas, Boat Launching & Docking Facilities
- Micro-Brewery
- Micro-Distillery
- Neighborhood Businesses
- One-Family Dwellings
- Personal Services
- Professional activities including doctors, dentist, attorney, etc.
- Public Community Facilities
- Public Park & Playgrounds
- Recreational Facility, Indoor
- Restaurants
- Riding Stable
- Roadside Stands for the sale of agriculture and related products
- Schools, Public and Private
- Storage Areas on property being used for boat sales and service
- Storage Areas, which includes building just for storage or in relation to repair and services.
- Temporary Buildings, Structures & Uses
- Two-Family Dwellings

Conditional Uses (Requires a hearing):

- Bed & Breakfast
- Clubs
- Commercial Amusement Enterprises
- Flea Market
- Limited Home-Based Business
- Multi-Family & Condominiums
- Recreational Facility, Outdoor
- Recreational Businesses
- Recreational Camp (Campground)
- Resorts

Basic Requirements for Commercial Uses:

- Setbacks: 40' Front, 10' Sides, 25' Rear
- 60% Lot Coverage
- 35' Max. Building Height
- No Min. Lot Size

“R-3” High Density Residential

Permitted Uses (Allowed by-right):

- Accessory Buildings & Uses
- Agriculture
- Cemeteries
- Churches or other Places of Worship
- Government Buildings
- Historic Sites
- Home Occupations
- Manufactured Homes
- One-Family Dwellings
- Public Community Facilities
- Public Park & Playgrounds
- Schools, Public and Private
- Temporary Buildings, Structures & Uses
- Two-Family Dwellings

Conditional Uses (Requires a hearing):

- Bed & Breakfast
- Child Day-Care Centers
- Cluster Housing Communities
- Continuing Care Retirement Communities, Nursing Homes
- Limited Home-Based Business
- Multi-Family & Condominiums
- Telecommunication Towers

Basic Requirements:

- Setbacks: 25' Front, 5' Sides, 25' Rear
- Old Lot Setbacks (pre-1975): 20' Front, 5' side, 5' Rear
- 40% Lot Coverage
- 35' Max. Building Height (House)
- 20' Max. Building Height for Detached Garage or Shed
- 1,200s.f. Max. for a Detached Garage/Pole Barn
- Min. Lot Size: 7,000s.f. - 8,400s.f.;
60'-70' wide x 120' deep

** If a “R-C” residential lot has public sewer & water, they are already following the “R-3” basic requirements.

