



R-1 SINGLE-FAMILY RESIDENTIAL

MAXIMUM FAR: 0.5

MAXIMUM BUILDING COVERAGE: 40% of lot size

MINIMUM LOT SIZE: 5,000 sq. ft.

MINIMUM LOT WIDTH: 59 ft. at the building line

SETBACKS		
FRONT YARD	SIDE YARD	REAR YARD
The lesser of 25 ft. or 20% of lot size.*	<u>One-story dwelling:</u> yard on each side >5 ft. deep, 12 ft. combined or 20% of lot width, whichever is less <u>Two or more-story dwelling:</u> yard on each side >5 ft. deep, 15 ft. combined or 25% of lot width, whichever is less <u>Reversed corner lot:</u> side yard adjacent to street > 10 ft. <u>All other buildings:</u> each side yard > 1/2 building height, but no less than 15 ft.^	> 2/3 building height, but no less than 30 ft.

*Minimum depth can be extended to 40 ft. where lots comprising 40% or more of the frontage on the same street within the same block are developed, with building having front yards with a variation of not more than ten ft. in depth. For buildings taller than 25 ft., the minimum setback shall be increased by one foot for every two ft. taller than 25 ft., but in no case shall a front yard of more than 40 ft. be required.

^does not pertain to permitted uses, listed below

PARKING:

- Must be located on the same lot as the dwelling
- One parking space must be provided for each dwelling unit
- See parking chart for non-residential parking requirements



R-1 SINGLE-FAMILY RESIDENTIAL

PERMITTED USES

Single-family detached dwellings

Non-boarding elementary and high schools, playgrounds, athletic fields auxiliary thereto

Agricultural uses, including nurseries and truck gardens, excluding poultry or livestock, provided no odor or dust is created and there is no sale of products not produced on premises

Beauty shops existing prior to 2010;

Temporary buildings for construction purposes

TRANSITIONAL USES

When bordering a residential or business district: a two-family detached dwelling and group living structure;

When tangential to a business district: principal offices for medicine, dentistry, law, architecture, engineering and similar professions. Each office must be situated in the same dwelling unit as the home of the occupant, with no more than two persons other than immediate family employed, residential character must be maintained with the exception of signage.

SPECIAL USES:

Accessory off-street parking lots

Bus turnarounds (off-street)

Cemeteries located outside 300 ft. of a residence

Churches, temples, mosques, or other places of religious worship, including rectors and parish houses

Colleges and universities (excluding trade schools)

Community and recreation centers

Convents and monasteries

Electric and gas public utilities

Fire stations

Golf courses (excluding commercially operated driving ranges and miniature golf courses)

Hospitals, nursing homes, assisted living centers, intermediate care, and state-licensed group homes, independent living facilities

Institutions for children

Nursery schools and day care

Open spaces, parks, playgrounds, and community centers, publicly or privately owned

Planned unit residential developments

Police stations

Public art galleries and museums

Public libraries

Railroad facilities

Telephone exchanges

Type I manufactured homes

Water filtration plants

Water pumping stations

Water reservoirs



R-2 SINGLE-FAMILY RESIDENTIAL

MAXIMUM FAR: 0.5

MAXIMUM BUILDING COVERAGE: 35% of lot size

MINIMUM LOT SIZE[†]: 6,000 sq. ft.

MINIMUM LOT WIDTH[†]: 50 ft. at the building line

SETBACKS		
FRONT YARD	SIDE YARD	REAR YARD
The lesser of 25 ft. or 20% of lot size.*	<u>One-story dwelling:</u> yard on each side >5 ft. deep, 12 ft. combined or 20% of lot width, whichever is less <u>Two or more-story dwelling:</u> yard on each side >5 ft. deep, 15 ft. combined or 25% of lot width, whichever is less <u>Reversed corner lot:</u> side yard adjacent to street > 10 ft. <u>All other buildings:</u> each side yard > ½ building height, but no less than 15 ft.^	> 2/3 building height, but no less than 30 ft.

[†]Single-family detached dwellings are excluded from this requirement where authorized by the BZA

*Minimum depth can be extended to 40 ft. where lots comprising 40% or more of the frontage on the same street within the same block are developed, with building having front yards with a variation of not more than ten ft. in depth. For buildings taller than 25 ft., the minimum setback shall be increased by one foot for every two ft. taller than 25 ft., but in no case shall a front yard of more than 40 ft. be required.

^does not pertain to permitted uses, listed below

PARKING:

- Must be located on the same lot as the dwelling
- One parking space must be provided for each dwelling unit
- See parking chart for non-residential parking space requirements



R-2 SINGLE-FAMILY RESIDENTIAL

PERMITTED USES

Single-family detached dwellings

Non-boarding elementary and high schools, playgrounds, athletic fields auxiliary thereto

Agricultural uses, including nurseries and truck gardens, excluding poultry or livestock, provided no odor or dust is created and there is no sale of products not produced on premises

Beauty shops existing prior to 2010;

Temporary buildings for construction purposes

TRANSITIONAL USES

When bordering a residential or business district: a two-family detached dwelling and group living structure;

When tangential to a business district: principal offices for medicine, dentistry, law, architecture, engineering and similar professions. Each office must be situated in the same dwelling unit as the home of the occupant, with no more than two persons other than immediate family employed, residential character must be maintained with the exception of signage.

SPECIAL USES:

Accessory off-street parking lots

Bus turnarounds (off-street)

Cemeteries located outside 300 ft. of a residence

Churches, temples, mosques, or other places of religious worship, including rectors and parish houses

Colleges and universities (excluding trade schools)

Community and recreation centers

Convents and monasteries

Electric and gas public utilities

Fire stations

Golf courses (excluding commercially operated driving ranges and miniature golf courses)

Hospitals, nursing homes, assisted living centers, intermediate care, and state-licensed group homes, independent living facilities

Institutions for children

Nursery schools and day care

Open spaces, parks, playgrounds, and community centers, publicly or privately owned

Planned unit residential developments

Police stations

Public art galleries and museums

Public libraries

Railroad facilities

Telephone exchanges

Type I manufactured homes

Water filtration plants

Water pumping stations

Water reservoirs



R-3 SINGLE-FAMILY RESIDENTIAL

MAXIMUM FAR: 0.5

MAXIMUM BUILDING COVERAGE: 35% of lot size

MINIMUM LOT SIZE⁺: 7,000 sq. ft.

MINIMUM LOT WIDTH⁺: 60 ft. at the building line

SETBACKS		
FRONT YARD	SIDE YARD	REAR YARD
The lesser of 25 ft. or 20% of lot size.*	<u>One-story dwelling:</u> yard on each side >5 ft. deep, 12 ft. combined or 20% of lot width, whichever is less <u>Two or more-story dwelling:</u> yard on each side >5 ft. deep, 15 ft. combined or 25% of lot width, whichever is less <u>Reversed corner lot:</u> side yard adjacent to street > 10 ft. <u>All other buildings:</u> each side yard > 1/2 building height, but no less than 15 ft.^	> 2/3 building height, but no less than 30 ft.

⁺Single-family detached dwellings are excluded from this requirement where authorized by the BZA

*Minimum depth can be extended to 40 ft. where lots comprising 40% or more of the frontage on the same street within the same block are developed, with building having front yards with a variation of not more than ten ft. in depth. For buildings taller than 25 ft., the minimum setback shall be increased by one foot for every two ft. taller than 25 ft., but in no case shall a front yard of more than 40 ft. be required.

^does not pertain to permitted uses, listed below

PARKING:

- Must be located on the same lot as the dwelling
- One parking space must be provided for each dwelling unit
- See parking chart for non-residential parking requirements



R-3 SINGLE-FAMILY RESIDENTIAL

PERMITTED USES

Single-family detached dwellings

Non-boarding elementary and high schools, playgrounds, athletic fields auxiliary thereto

Agricultural uses, including nurseries and truck gardens, excluding poultry or livestock, provided no odor or dust is created and there is no sale of products not produced on premises

Beauty shops existing prior to 2010;

Temporary buildings for construction purposes

TRANSITIONAL USES

When bordering a residential or business district: a two-family detached dwelling and group living structure;

When tangential to a business district: principal offices for medicine, dentistry, law, architecture, engineering and similar professions. Each office must be situated in the same dwelling unit as the home of the occupant, with no more than two persons other than immediate family employed, residential character must be maintained with the exception of signage.

SPECIAL USES:

Accessory off-street parking lots

Bus turnarounds (off-street)

Cemeteries located outside 300 ft. of a residence

Churches, temples, mosques, or other places of religious worship, including rectors and parish houses

Colleges and universities (excluding trade schools)

Community and recreation centers

Convents and monasteries

Electric and gas public utilities

Fire stations

Golf courses (excluding commercially operated driving ranges and miniature golf courses)

Hospitals, nursing homes, assisted living centers, intermediate care, and state-licensed group homes, independent living facilities

Institutions for children

Nursery schools and day care

Open spaces, parks, playgrounds, and community centers, publicly or privately owned

Planned unit residential developments

Police stations

Public art galleries and museums

Public libraries

Railroad facilities

Telephone exchanges

Type I manufactured homes

Water filtration plants

Water pumping stations

Water reservoirs



R-4 TWO-FAMILY RESIDENTIAL

MAXIMUM FAR: 0.75

MAXIMUM BUILDING COVERAGE: 40% of lot size

MINIMUM LOT SIZE⁺: 5,000 sq. ft.

MINIMUM LOT WIDTH⁺: 40 ft. at the building line

SETBACKS		
FRONT YARD	SIDE YARD [^]	REAR YARD
The lesser of 25 ft. or 20% of lot size.*	<u>Single family one-story dwelling:</u> yard on each side >5 ft. deep, 12 ft. combined or 20% of lot width, whichever is less <u>Two or more-story dwelling:</u> yard on each side >5 ft. deep, 15 ft. combined or 25% of lot width, whichever is less <u>Reversed corner lot residential:</u> side yard adjacent to street > 10 ft. <u>Lots with transitional use:</u> yard on each side > 5 ft. deep; combined 20% building height, but no less than 16 ft.** <u>Non-residential use:</u> yard on each side > 15ft.	> 2/3 building height, but no less than 30 ft.

⁺Single-family detached dwellings are excluded from this requirement where authorized by the BZA

*Minimum depth can be extended to 40 ft. where lots comprising 40% or more of the frontage on the same street within the same block are developed, with building having front yards with a variation of not more than ten ft. in depth. For buildings taller than 25 ft., the minimum setback shall be increased by one foot for every two ft. taller than 25 ft., but in no case shall a front yard of more than 40 ft. be required.

** On a lot to be improved with a residential building having a building width in excess of 80 ft., each side yard > 10% building width or 20% building height, whichever is greater; On a lot improved with nonresidential building, each side yard > 1/3 building height, but no less than 12 ft.

[^]If a lot is 40 ft. or less in width with a single family home, and if an adjacent lot is already improved, the side yard contiguous to that lot may be reduced 3-5 ft., provided the combined width of both side yards on the subject lot is no less than 8 ft.

PARKING:

- Must be located on the same lot as the dwelling⁺
- One parking space must be provided for each dwelling unit
- See parking chart for non-residential parking requirements

⁺Multifamily dwelling units may be exempt if (1) off-street parking is provided on a lot within 100 ft. of the dwelling unit; (2) the owner of the multifamily unit shows proof of ownership in the lot where the alternative parking area is requested; and (3) a formal petition is approved by the plan commission.



R-4 TWO-FAMILY RESIDENTIAL

PERMITTED USES

Single-family detached dwellings

Two-family detached dwellings

Non-boarding elementary and high schools, playgrounds, athletic fields auxiliary thereto

Open spaces, parks, playgrounds, and community centers, publicly or privately owned

Agricultural uses, including nurseries and truck gardens, excluding poultry or livestock, provided no odor or dust is created and there is no sale of products not produced on premises

Beauty shops existing prior to 2010;

Temporary buildings for construction purposes

TRANSITIONAL USES

Attached home (town home or row home) dwellings; party-wall type

Multiple-family detached dwellings

When bordering a residential or business district: a two-family detached dwelling and group living structure;

When tangential to a business district: principal offices for medicine, dentistry, law, architecture, engineering and similar professions. Each office must be situated in the same dwelling unit as the home of the occupant, with no more than two persons other than immediate family employed, residential character must be maintained with the exception of signage.

SPECIAL USES

Accessory off-street parking lots

Bus turnarounds (off-street)

Cemeteries located outside 300 ft. of a residence

Churches, temples, mosques, or other places of religious worship, including rectors and parish houses

Colleges and universities (excluding trade schools)

Community and recreation centers

Convents and monasteries

Electric and gas public utilities

Fire stations

Golf courses (excluding commercially operated driving ranges and miniature golf courses)

Grocery or convenience stores, less than 6,000 sq. ft. located on corner lots or in mobile home parks

Hospitals, nursing homes, assisted living centers, intermediate care, and state-licensed group homes, independent living facilities

Institutions for children

Nursery schools and day care

Planned unit residential developments

Police stations

Public art galleries and museums

Public libraries

Railroad facilities

Telephone exchanges

Type I manufactured homes

Water filtration plants

Water pumping stations

Water reservoirs



R-5 MULTIPLE-FAMILY RESIDENTIAL

MAXIMUM FAR: 1.0

MAXIMUM BUILDING COVERAGE: 40% of lot size

MINIMUM LOT SIZE⁺: 9,000 sq. ft., min. 1,200 sq. ft. per dwelling unit

MINIMUM LOT WIDTH⁺: 75 ft. at the building line

SETBACKS		
FRONT YARD	SIDE YARD [^]	REAR YARD ^{**}
The lesser of 25 ft. or 20% of lot size.*	<u>Residential building</u> : yard on each side >5 ft. deep, 16 ft. combined or 20% of lot width, whichever is less <u>Residential building >80ft. in width</u> : yard on each side >20% of building height or 10% of building width, whichever is greater <u>Reversed corner lot residential</u> : side yard adjacent to street > 10 ft. <u>Lots with transitional use</u> : yard on each side > 5 ft. deep; combined 20% building height, but no less than 16 ft. <u>Non-residential use</u> : >1/3 building height, no less than 12 ft.	> 2/3 building height, but no less than 30 ft.

⁺Single-family detached dwellings are excluded from this requirement, where authorized by the BZA

*Minimum depth can be extended to 40 ft. where lots comprising 40% or more of the frontage on the same street within the same block are developed, with building having front yards with a variation of not more than ten ft. in depth. For buildings taller than 25 ft., the minimum setback shall be increased by one foot for every two ft. taller than 25 ft., but in no case shall a front yard of more than 40 ft. be required.

[^]If a lot is 40 ft. or less in width with a single-family home, and if an adjacent lot is already improved, the side yard contiguous to that lot may be reduced 3-5 ft., provided the combined width of both side yards on the subject lot is no less than 8 ft.

** Rear yard requirements do not apply to through lots 125 ft. deep provided: a) an unobstructed open strip midway between adjacent streets is > 10 ft. deep plus 2 ft. for every 5 ft. or fraction thereof the lot depth exceeds 125 ft. , to total depth of 60 ft. or b) an unobstructed open strip along all adjacent lot lines other than street lines, be . 5 feet plus an additional 1 ft. wide for every 5 ft. or fraction thereof the lot depth exceeds 125ft. to a total width of 30 ft.

PARKING:

- Must be located on the same lot as the dwelling⁺
- One parking space must be provided for each dwelling unit
- See parking chart for non-residential parking requirements

⁺Multifamily dwelling units may be exempt if (1) off-street parking is provided on a lot within 100 ft. of the dwelling unit; (2) the owner of the multifamily unit shows proof of ownership in the lot where the alternative parking area is requested; and (3) a formal petition is approved by the plan commission.



R-5 MULTIPLE-FAMILY RESIDENTIAL

PERMITTED USES

Attached home (town home or row home) dwellings; party-wall type

Single-family detached dwellings

Two-family detached dwellings

Multiple-family detached dwellings

Multiple-family dwellings

Non-boarding elementary and high schools, playgrounds, athletic fields auxiliary thereto

Open spaces, parks, playgrounds, and community centers, publicly or privately owned

Agricultural uses, including nurseries and truck gardens, excluding poultry or livestock, provided no odor or dust is created and there is no sale of products not produced on premises

Beauty shops existing prior to 2010;

Temporary buildings for construction purposes

Principal offices for law, medicine, dentistry, architecture, engineering and other similar professions, limited to the ground floor, with the exception of signage.

TRANSITIONAL USES

Accessory off-street parking lots

Bus turnarounds (off-street)

Churches, temples, mosques, or other places of religious worship, including rectors and parish houses

Community and recreation centers

Fire stations

Electric and gas public utilities

Nursery schools and day care

Planned unit residential developments

Police stations

Public art galleries and museums

Water filtration plants

Water pumping stations

Water reservoirs

Public libraries

Railroad facilities

Telephone exchanges

Type I manufactured homes

When bordering a residential or business district: a two-family detached dwelling and group living structure;

SPECIAL USES

Cemeteries located outside 300 ft. of a residence

Colleges and universities (excluding trade schools)

Convents and monasteries

Golf courses (excluding commercially operated driving ranges and miniature golf courses)

Grocery or convenience stores, less than 6,000 sq. ft. located on corner lots or in mobile home parks

Hospitals, nursing homes, assisted living centers, intermediate care, and state-licensed group homes, independent living facilities

Institutions for children



R-6 MULTIPLE-FAMILY RESIDENTIAL

MAXIMUM FAR: 2.0

MAXIMUM BUILDING COVERAGE: 40% of lot size

MINIMUM LOT SIZE⁺: 7,500 sq. ft., min. 1,250 sq. ft. per dwelling unit

MINIMUM LOT WIDTH⁺: 60 ft.

SETBACKS		
FRONT YARD	SIDE YARD [^]	REAR YARD ^{**}
The lesser of 25 ft. or 20% of lot size.*	<u>Residential building</u> : yard on each side >5 ft. deep, 16 ft. combined or 20% of lot width, whichever is less <u>Residential building >80ft. in width</u> : yard on each side >20% of building height or 10% of building width, whichever is greater <u>Reversed corner lot residential</u> : side yard adjacent to street > 10 ft. <u>Lots with transitional use</u> : yard on each side > 5 ft. deep; combined 20% building height, but no less than 16 ft. <u>Non-residential use</u> : >1/3 building height, no less than 12 ft.	> 2/3 building height, but no less than 30 ft. An obstructed rear yard may begin at a height no more than 6ft. above curb level for the sole purpose of enclosed parking beneath. No structures may be erected on such a rear yard.

⁺Single-family detached dwellings are excluded from this requirement where authorized by the BZA

*Minimum depth can be extended to 40 ft. where lots comprising 40% or more of the frontage on the same street within the same block are developed, with building having front yards with a variation of not more than ten ft. in depth. For buildings taller than 25 ft., the minimum setback shall be increased by one foot for every two ft. taller than 25 ft., but in no case shall a front yard of more than 40 ft. be required.

[^]If a lot is 40 ft. or less in width with a single-family home, and if an adjacent lot is already improved, the side yard contiguous to that lot may be reduced 3-5 ft., provided the combined width of both side yards on the subject lot is no less than 8 ft.

^{**} Rear yard requirements do not apply to through lots 125 ft. deep provided: a) an unobstructed open strip midway between adjacent streets is > 10 ft. deep plus 2 ft. for every 5 ft. or fraction thereof the lot depth exceeds 125 ft., to total depth of 60 ft. or b) an unobstructed open strip along all adjacent lot lines other than street lines, be. 5 feet plus an additional 1 ft. wide for every 5 ft. or fraction thereof the lot depth exceeds 125ft. to a total width of 30 ft.

PARKING:

- Must be located on the same lot as the dwelling⁺
- 0.75 parking spaces must be provided for each dwelling unit; 0.5 for efficiency units
- See parking chart for non-residential parking requirements

⁺Multifamily dwelling units may be exempt if (1) off-street parking is provided on a lot within 100 ft. of the dwelling unit; (2) the owner of the multifamily unit shows proof of ownership in the lot where the alternative parking area is requested; and (3) a formal petition is approved by the plan commission.



R-6 MULTIPLE-FAMILY RESIDENTIAL

PERMITTED USES

Accessory off-street parking lots

Agricultural uses, including nurseries and truck gardens, excluding poultry or livestock, provided no odor or dust is created and there is no sale of products not produced on premises

Attached home (town home or row home) dwellings; party-wall type

Beauty shops existing prior to 2010;

Bus turnarounds (off-street)

Cemeteries located outside 300 ft. of a residence

Churches, temples, mosques, or other places of religious worship, including rectors and parish houses

Colleges and universities (excluding trade schools)

Community and recreation centers

Convents and monasteries

Electric and gas public utilities

Fire stations

Golf courses (excluding commercially operated driving ranges and miniature golf courses)

Grocery or convenience stores, less than 6,000 sq. ft. located on corner lots or in mobile home parks

Hospitals, nursing homes, assisted living centers, intermediate care, and state-licensed group homes, independent living facilities

Institutions for children

Multiple-family detached dwellings

Multiple-family dwellings

Nursery schools and day care

Open spaces, parks, playgrounds, and community centers, publicly or privately owned

Non-boarding elementary and high schools, playgrounds, athletic fields auxiliary thereto

Planned unit residential developments

Police stations

Principal offices for law, medicine, dentistry, architecture, engineering and other similar professions, limited to the ground floor, with the exception of signage.

Public art galleries and museums

Water filtration plants

Water pumping stations

Water reservoirs

Public libraries

Railroad facilities

Single-family detached dwellings

Telephone exchanges

Temporary buildings for construction purposes

Two-family detached dwellings

Type I manufactured homes

Two-family detached dwelling and group living structure, when bordering a residential or business district



R-7 MULTIPLE-FAMILY RESIDENTIAL

MAXIMUM FAR: 3.0

MAXIMUM BUILDING COVERAGE: 50% of lot size

MINIMUM LOT SIZE⁺: 10,000 sq. ft., min. 6000 sq. ft. per dwelling unit

MINIMUM LOT WIDTH⁺: 80 ft.

SETBACKS		
FRONT YARD	SIDE YARD [^]	REAR YARD ^{**}
The lesser of 25 ft. or 20% of lot size.*	<u>Residential building:</u> yard on each side >5 ft. deep, 16 ft. combined or 20% of lot width, whichever is less <u>Residential building >80ft. in width:</u> yard on each side >20% of building height or 10% of building width, whichever is greater <u>Reversed corner lot residential:</u> side yard adjacent to street > 10 ft. <u>Lots with transitional use:</u> yard on each side > 5 ft. deep; combined 20% building height, but no less than 16 ft. <u>Non-residential use:</u> >1/3 building height, no less than 12 ft.	> 2/3 building height, but no less than 30 ft.

⁺Single-family detached dwellings are excluded from this requirement where authorized by the BZA

*Minimum depth can be extended to 40 ft. where lots comprising 40% or more of the frontage on the same street within the same block are developed, with building having front yards with a variation of not more than ten ft. in depth. For buildings taller than 25 ft., the minimum setback shall be increased by one foot for every two ft. taller than 25 ft., but in no case shall a front yard of more than 40 ft. be required.

[^]If a lot is 40 ft. or less in width with a single-family home, and if an adjacent lot is already improved, the side yard contiguous to that lot may be reduced 3-5 ft., provided the combined width of both side yards on the subject lot is no less than 8 ft.

** Rear yard requirements do not apply to through lots 125 ft. deep provided: a) an unobstructed open strip midway between adjacent streets is > 10 ft. deep plus 2 ft. for every 5 ft. or fraction thereof the lot depth exceeds 125 ft. , to total depth of 60 ft. or b) an unobstructed open strip along all adjacent lot lines other than street lines, be . 5 feet plus an additional 1 ft. wide for every 5 ft. or fraction thereof the lot depth exceeds 125ft. to a total width of 30 ft.

PARKING:

- Must be located on the same lot as the dwelling⁺
- 0.75 parking spaces must be provided for each dwelling unit; 0.5 for efficiency units
- See parking chart for non-residential parking requirements

⁺Multifamily dwelling units may be exempt if (1) off-street parking is provided on a lot within 100 ft. of the dwelling unit; (2) the owner of the multifamily unit shows proof of ownership in the lot where the alternative parking area is requested; and (3) a formal petition is approved by the plan commission.



R-7 MULTIPLE-FAMILY RESIDENTIAL

PERMITTED USES

Accessory off-street parking lots

Agricultural uses, including nurseries and truck gardens, excluding poultry or livestock, provided no odor or dust is created and there is no sale of products not produced on premises

Attached home (town home or row home) dwellings; party-wall type

Beauty shops existing prior to 2010;

Bus turnarounds (off-street)

Cemeteries located outside 300 ft. of a residence

Churches, temples, mosques, or other places of religious worship, including rectors and parish houses

Colleges and universities (excluding trade schools)

Community and recreation centers

Convents and monasteries

Electric and gas public utilities

Fire stations

Golf courses (excluding commercially operated driving ranges and miniature golf courses)

Grocery or convenience stores, less than 6,000 sq. ft. located on corner lots or in mobile home parks

Hospitals, nursing homes, assisted living centers, intermediate care, and state-licensed group homes, independent living facilities

Institutions for children

Multiple-family detached dwellings

Multiple-family dwellings

Nursery schools and day care

Open spaces, parks, playgrounds, and community centers, publicly or privately owned

Non-boarding elementary and high schools, playgrounds, athletic fields auxiliary thereto

Planned unit residential developments

Police stations

Principal offices for law, medicine, dentistry, architecture, engineering and other similar professions, limited to the ground floor, with the exception of signage.

Public art galleries and museums

Water filtration plants

Water pumping stations

Water reservoirs

Public libraries

Railroad facilities

Single-family detached dwellings

Telephone exchanges

Temporary buildings for construction purposes

Two-family detached dwellings

Type I manufactured homes

Two-family detached dwelling and group living structure, when bordering a residential or business district