

PROPOSED FUTURE LAND USE ZONING DISTRICTS

	Traditional Neighborhood (BOTH Water AND Sewer)	Suburban (Water AND/OR Sewer)	Residential	Rural	Commercial	Industrial	Agricultural	Form-Based Code	Commercial Form-Based Code
Road Frontage	N/A	N/A	100	200	100	150 (Industrial)	175	Current Requirements + Expand from Urban Core in Future/Historical Areas	Suggested standards to ensure these areas evolve into attractive gateways
Density or Net Lot Area per Family Unit	16/acre	8/acre	2/acre	1 per 3 acres + additional dwelling unit	Mixed Use/N/A	N/A	.10/acre		
Set backs - Front, Sides, Rear (Minimum)	10;5;15 Current Character or 25% of the Avg. Depth of the Lot	10;5;20 or 25% of the Avg. Depth of the Lot	20;15;30 or 25% of the Avg. Depth of the Lot	25;15;25 (Keep Nonconforming Portion as is) or 25% of the Avg. Depth of the Lot	10;25;35 or 25% of the Avg. Depth of the Lot	35;35;35 - Staff level review of rear setback - 50FT? Or 25% of the Avg. Depth of the Lot	25;15;25 or 25% of the Avg. Depth of the Lot		
Shared Driveways	Yes - No bonus	Yes - No bonus	Y-20% reduction in lot size and road frontage allowable	Y-50' driveway frontage, maintain setbacks within lots.					
Height (Stories)	2.5 (35 Feet)	2.5 (35 Feet)	2.5 (35 Feet)	2.5 (35 Feet)	4 (45 Feet)	75 Feet	2.5 (35 Feet)		
Suggested Allowable Uses	Allows Small Stores/Fruit Stands (Examples: Slatterys, Sundrys, Specialty Shops). ID Village areas of the City to Incorporate these uses. Comp. Plan FLU Goal: City Council and Planning Board Should Discuss Creating a Petition Process by January of 2022 for Nonresidential uses.	Allows Small Stores/Fruit Stands (Examples: Slatterys, Sundrys, Specialty Shops). ID Village areas of the City to Incorporate these uses. Comp. Plan FLU Goal: City Council and Planning Board Should Discuss Creating a Petition Process by January of 2022 for Nonresidential uses.	Allows Small Stores/Fruit Stands (Examples: Slatterys, Sundrys, Specialty Shops). ID Village areas of the City to Incorporate these uses. Comp. Plan FLU Goal: City Council and Planning Board Should Discuss Creating a Petition Process by January of 2022 for Nonresidential uses.	Same as Residential: Allow Small Retail Shops (Less than 3,000SF) for homemade crafts/small standalone businesses. Prohibit age restricted retail to avoid incompatible uses in these neighborhoods? Again, ID Village Areas and Same FLU Goal of Creating a Petition Process for Nonresidential uses. Size of business square footage or 1.5x footprint (whichever is less)					
Parking Minimums	None	None	None	None	None	None	None	None	None