

**Table 4-5  
Density and Dimensional Standards Nonresidential Zoning Districts**

Zoning District	Minimum Land Area per Accommodation or Residential Unit (sq. ft. per unit)	Minimum Lot Size [7]		Minimum Building/ Structure Setbacks [4] [8]			Max. Bldg Height (ft.) [9]	Max. FAR	Max. Lot Coverage (%)
		Area (sq ft)	Width (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)			
<b>A</b>	Accommodation Unit = 1,800 [1]; Residential Units: SF = 9,000; 2-Family = 6,750; MF = 5,400	40,000 [2]	100 [3]	Arterial = 25 [5]; All other streets = 15	15 [6]	10 [6]	30	N/A	50
<b>A-1</b>	10,890	15,000 [2]	50 [3]	Arterial = 25 [5]; All other streets = 15	15	10	30	.20	30
<b>CD</b>	Accommodation Units Only = 1,800; SF & 2-Family (stand-alone) = 9,000; Dwelling Units (1st Floor) 1 unit per 2,250 square feet of gross land area Dwelling Units (2nd Floor) No minimum gross land area per unit (Ord. 15-03 #3)	Accommodation uses = 20,000 All other uses = n/a	SF & 2-Family (stand-alone) = 25; MF (stand-alone) = 100; All other uses = n/a	Minimum = 8 Maximum = 16	If lot abuts a residential property = 10; All other cases = 0	If lot abuts a residential property = 10; All other cases = 0	30	2.0	n/a
<b>CO</b>	n/a	Lots fronting arterials = 40,000 [2]; Outdoor Commercial Recreation/ Entertainment = 40,000 [2] All other lots = 15,000 [2]	Fronting arterials = 200; All other lots = 50	Arterial = 25 [5]; All other streets = 15	15 [6]	15 [6]	30	.25	65
<b>O</b>	Residential Units (2 <sup>nd</sup> Floor) 1 unit 2,250 sq. ft. GFA of principal use.	15,000 [2]	Fronting Arterials = 200; All other lots = 50	Arterial = 25 [5]; All other streets = 15	15 [6]	15 [6]	30	.25	50
<b>CH</b>	n/a	6,000 [2]	50	15	0 [6]	0 [6]	30	.50	80
<b>I-1</b>	n/a	15,000 [2]	Fronting Arterials = 200; All other lots = 50	Arterial = 25 [5]; All other streets = 15	10 [6]	10 [6]	30	.30	80

(Ord. 2-02 #6; Ord. 11-02 §1; Ord. 15-03 #3)

**NOTES TO TABLE 4-5:**

- [1] For guest units in a resort lodge/cabin use that have full kitchen facilities, the minimum land area requirement per guest unit shall be 5,400 square feet. See also §5.1.P below.
- [2] If private wells or septic systems are used, the minimum lot area shall be 2 acres. See also the regulations set forth in §7.12, "Adequate Public Facilities."
- [3] For lots greater than 2 acres, minimum lot width shall be 200 feet.
- [4] See Chapter 7, §7.6 for required setbacks from stream/river corridors and wetlands. (Ord. 2-02 #5; Ord. 11-02 §1)
- [5] All front building setbacks from a public street or highway shall be landscaped according to the standards set forth in §7.5 of this Code.
- [6] Setback shall be increased to 25 feet if the lot line abuts a residential zoning district boundary.
- [7] See Chapter 7, §7.1, which requires an increase in minimum lot size (area) for development on steep slopes. (Ord. 2-02 #6)
- [8] All structures shall be set back from public or private roads that serve more than four dwellings or lots. The setback shall be measured from the edge of public or private roads, or the edge of the dedicated right-of-way or recorded easement, whichever produces a greater setback. The setback shall be the same as the applicable minimum building/structure setback. This setback is applicable only in the "A-1" district. (Ord. 11-02 §1)
- [9] See Chapter 1, §1.9.E, which allows an increase in the maximum height of buildings on slopes. (Ord. 18-02 #3)