

ZONING DISTRICTS AND USES	Lot size (minimum)		Yards (minimum)					Bulk (maximum)							
	TABLE 1, LOT AREA YARD AND BULK REGS	Area	Width and Frontage	Front	Rear	Total Side	Min. side yard	Abutting Street	Minimum Total Floor Area (sf).	Lot Coverage	Total FAR	Height limit of principal use		Height limit of Accessory use	
		Feet	Feet	Feet	Feet	Feet	Feet	Feet	Feet	Percentage		Feet	Stories	Feet	Stories
Agricultural Zoning Districts															
Ag-40 Zoning District	40+ acres	330	140	75	200	100	140	1800**and 2200***	—		30	3			
Agriculture	10-39.99 acres	330	140	75	200	100	140	1800**and 2200***	5%****	.05%****	30	3			
Accessory Uses	10-40+ acres	330	140	75	200	100	140				40	3			
E-Estate Zoning Districts															
E-5 -Estate Zoning District	3 to 4.99 acres	330	140	75	200	100	140	1800**and 2200***	5%****	.05%****	30	3			
E-10 Estate Zoning District	5-9.99 acres	330	140	75	200	100	140	1800**and 2200***	5%****	.05%****	30	3			
Accessory Uses	3-9.99 acres	330	140	75	200	100	140				40	3			
Retail Planned Development District															
Retail PD	as approved	150	100	100	100	30	100				30	2	15	1	
	see section 6.5-5														
	If a rear or side yard abuts a residential property the minimum yard shall be 100 feet														
SL District (Cannabis)															
	1 + acres	500	100	100	100	30	100								
Select Limited Retail District															
	1-5 acres	300	50	100	60	30	100				30	2	15	1	
	If a rear or side yard abuts a residential property the minimum yard shall be 200 feet.														
	If a rear or side yard abuts a wetland, the minimum yard shall be 200 feet.														
Notes:															
** Single story															
*** Two Story															
**** Including accessory use															

A 100-foot buffer of appropriate deep-rooted native vegetation shall be required around the perimeter of any ADID wetland in any zone.