

Table 4-4: Land Use Intensity Class Standards, Classes I-V

Land Use/Maximum Performance Standards	Class				
	I	II	III	IV	V
<i>Agriculture, Forestry & Nurseries</i>					
Gross Density*	0.33				
F.A.R.	0.02	0.05			
I. S.R.	0.05	0.50			
Height, inhabited	35'	35'			
Height, uninhabited	80'	80'			
<i>Conventional Subdivision</i>					
Gross Density		1.00	3.00	4.00	5.00
I.S.R.		0.15	0.25	0.35	0.35
Height		35'	35'	35'	35'
<i>Performance Residential Development</i>					
Gross Density			2.00		
I.S.R.			0.12		
Height		----- (See Section 502) -----			
<i>Outdoor Recreation</i>					
F.A.R.		0.01	0.01	0.02	0.02
I.S.R.		0.30	0.40	0.50	0.60
Height		20'	25'	30'	30'
<i>Neighborhood Shopping Center</i>					
F.A.R.		0.30	0.40		
I.S.R.		0.50	0.60		
Height		25'	35'		
<i>Recreational Rental Dwellings</i>					
Gross Density				10	
F.A.R.				0.15	
I.S.R.				0.25	
Height				35'	

* residential use permitted only in the Rural (R) district

Table 4-4: Land Use Intensity Class Standards, Classes V-IX

Land Use/Maximum Performance Standards	V	VI	Class VII	VIII	IX
<i>Institutional, Indoor Recreation, Special Residential</i>					
F.A.R.	0.25	0.50	0.60	0.70	
I.S.R.	0.30	0.60	0.70	0.80	
Height	35'	40'	45'	50'	
<i>Office</i>					
F.A.F.	0.20	0.50	1.20	2.00	3.00
I.S.R.	0.30	0.60	0.80	0.90	1.00
Height	20'	60'	60'	60'	80'
<i>Performance Residential Development</i>					
Gross Density		6.00	17.50	34.00	
I.S.R.		0.32	0.48	0.75	
Height		----- (See Section 502) -----			
<i>Public Service</i>					
F.A.R.	0.15	0.20	0.30	0.35	0.50
I.S.R.	0.20	0.50	0.60	0.70	0.80
Height	20'	30'	40'	50'	50'
<i>Agriculture Support</i>					
F.A.R.			0.55	0.80	0.90
I.S.R.			0.65	0.80	0.90
Height			40'	50'	60'

Table 4-4: Land Use Intensity Class Standards, Classes VI-X

Land Use/Maximum Performance Standards		VI	VII	Class VIII	IX	X
<i>Outdoor Recreation</i>	F.A.R.	0.03	0.04	0.05		
	I.S.R.	0.70	0.80	0.90		
	Height	30'	35'	40'		
<i>Commercial / Entertainment and Regional Shopping Center</i>	F.A.R.	0.47	0.77	1.10	1.20	2.00
	I.S.R.	0.60	0.80	0.90	1.00	1.00
	Height	25'	30'	50'	60'	60'
<i>Road Service</i>	F.A.R.		0.18	0.31	0.35	
	I.S.R.		0.50	0.80	0.90	
	Height		25'	40'	40'	
<i>Commercial Support</i>	F.A.R.	0.30	0.40	0.60	0.80	0.90
	I.S.R.	0.40	0.50	0.75	0.90	1.00
	Height	30'	35'	45'	45'	45'

Table 4-4: Land Use Intensity Class Standards, Classes IX-XI

Land Use/Maximum Performance Standards		IX	Class X	XI
<i>Commercial Recreation</i>				
	F.A.R.	0.30	0.40	
	I.S.R.	0.70	0.90	
<i>Industrial Uses</i>				
	F.A.R.			0.94
	I.S.R.			0.90
	Height			75'
<i>Extraction of Minerals and Mining</i>				
	F.A.R.			0.10
	I.S.R.			0.10
	Height			30'

NOTE: Certain structures are exempt from the maximum height regulations of this Section, except as limited by any height restriction regulation of the Federal Aviation Administration (FAA) or any duly appointed authority or agency:

- a. Bulk storage silos and storage towers, which shall not exceed 100 feet in height.
- b. Concrete batching and mixing towers, which shall not exceed 100 feet in height.
- c. Public utility poles, towers, and wires.
- d. Radio and television antennae and towers.
- e. Towers for mechanical equipment or smoke, which shall not exceed 16 feet above roof line of principal building.
- f. Water tanks and standpipes.
- g. Portions of a structure that are less than 65 feet in height and are not used for habitation and storage including: chimneys, ventilators, utility service structures, solar panels, steeples, bell towers, clock towers, cupolas, flag poles, fire escapes, stairway enclosures and elevator enclosures. This also includes parapet walls, balustrades or railings that rise less than six feet from the floor or roof from which they extend.