

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

Land Use/Maximum Performance Standards	I	II	Class 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.R.	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	Class		
	IX	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. Steeples, bell towers, clock towers, cupolas, and similar ornamental/architectural features may exceed structure height by a maximum of 25% of the height limit of the respective zoning district. Chimneys, ventilators, utility service structures, solar panels, flag poles, fire escapes, stairway enclosures or elevator enclosures may exceed height limit by 12 feet. Exclusions from structure height are parapet walls, (limited to a height of four feet) and balustrades or railings that rise less than six feet from the floor or roof from which they extend. Exclusions shall not exceed in cross sectional area 25 percent of the ground floor area of the building. Exclusions from structure height shall not include accessory rooftop structures such as greenhouses, pigeon houses, enclosed recreational or commercial amenities and similar structures. Un-enclosed accessory rooftop recreational amenities such as swimming pools and jogging tracks shall be permitted where the amenity (exclusive of safety railings) does not exceed the height limit of the respective zoning district.