

A. Table of Land Uses

1. Village and Growth Districts

Minimum Lot Size	Sewered	Unsewered
Single Family Detached	10,000	20,000 sq. ft.
Duplex Residential, Per Building	10,000	25,000 sq. ft.
Multi-Family, Per Building	18,000	28,000 sq. ft.
Commercial / Industrial	2,000	3,000 sq. ft.
Institutional / Public	10,000	20,000 sq. ft.
All Other	10,000	20,000 sq. ft.

Minimum Street Frontage	Frontage Required
Single Family Detached	125 ft.
Duplex Residential, Per Building	125 ft.
Multi-Family, Per Building	125 ft.
Commercial / Industrial	125 ft.
Institutional / Public	125 ft.
All Other	125 ft.

Minimum Front Setback	Setback Required
All Uses	15 ft.

Minimum Rear Setback	Setback Required
Residential	10 ft.
Commercial, Industrial, Other	20 ft.

Minimum Side Setback	Setback Required
Residential	10 ft.
Commercial, Industrial, Other	20 ft.

Minimum Lot Coverage	Required
Commercial, Industrial	50%
All Other	30%

Building Height Limits	Required
All Uses	40 ft.

2. Rural District

Minimum Lot Size	Unsewered
Single Family Detached	30,000 sq. ft.
Duplex Residential	35,000 sq. ft.
Multi-Family, Per Building	35,000 sq. ft.
Minimum Lot Area Per Dwelling Unit	5,000 sq. ft.
Commercial / Industrial	35,000 sq. ft.
Institutional / Public	35,000 sq. ft.
All Other	35,000 sq. ft.

Minimum Street Frontage	Frontage Required
Single Family Detached	150 ft.
Duplex Residential	150 ft.
Multi-Family, Per Building	150 ft.
Commercial / Industrial	150 ft.
Institutional / Public	150 ft.
All Other	150 ft.

Minimum Front Setback	Setback Required
All Uses	25 ft.

Minimum Side Setback	Setback Required
Residential	10 ft.
Commercial, Industrial, Other	20 ft.

Minimum Rear Setback	Setback Required
Residential	10 ft.
Commercial, Industrial, Other	20 ft.

Minimum Lot Coverage	Required
Commercial, Industrial	50%
All Other	30%

Building Height Limits	Required
All Uses	40 ft.

3. Industrial District

Minimum Lot Size	Sewered	Unsewered
Single Family Detached	10,000	20,000 sq. ft.
Duplex Residential, Per Building	10,000	25,000 sq. ft.
Multi-Family, Per Building	18,000	28,000 sq. ft.
Minimum Lot Area Per Dwelling Unit	2,000	3,000 sq. ft.
Commercial / Industrial	10,000	20,000 sq. ft.
Institutional / Public	10,000	20,000 sq. ft.
All Other	10,000	20,000 sq. ft.

Minimum Street Frontage	Frontage Required
Single Family Detached	150 ft.
Duplex Residential, Per Building	150 ft.
Multi-Family, Per Building	150 ft.
Commercial / Industrial	150 ft.
Institutional / Public	150 ft.
All Other	150 ft.

Minimum Front Setback	Setback Required
All Uses	50 ft.

Minimum Lot Coverage	Required
Commercial, Industrial	60%
All Other	40%

Minimum Side Setback	Setback Required
Residential	10 ft.
Commercial, Industrial, Other	20 ft.

Building Height Limits	Required
All Uses	40 ft.

Minimum Rear Setback	Setback Required
Residential	10 ft.
Commercial, Industrial, Other	20 ft.

4. Table of Land Uses

KEY

A - Allowed; if in compliance with applicable performance standards.

P - Permitted; land use permit required.

N - Not permitted.

C - Conditional; conditional use permit required in accordance with Section IV.

* - Activity; is subject to applicable standards in **Section IX** of this ordinance.

	Growth Districts				
Use / Structure	Benton Station Village District	Benton Falls	Benton Proper	Rural District	Industrial District
RESIDENTIAL					
Accessory Use	P	P	P	P	P
Congregate Housing	C	C	C	C	N
Home Occupation*	P	P	P	P	P
Manufactured Housing	P	P	P	P	P
Mobile Home Park*	Overlay	Overlay	N	Overlay	N
Multi-Family Dwelling	P	P	P	P*	P
Two-Family Dwelling	P	P	P	P	P
Single-Family Dwelling	P	P	P	P	P
COMMERCIAL					
Accessory Use	P	P	P	P	P
Amusement Facility, Commercial Recreation (Indoor)	P	P	P	C	P
Amusement Facility, Commercial Recreation (Outdoor)	C	C	C	C	P
Automobile Graveyard, Junkyard*	N	N	N	C	N
Automobile Repair, Sales, Service	C	C	C	C	C
Bed and Breakfast	P	P	P	P	P
Boarding, Lodging	P	P	P	P	P
Building Materials, Retail Sales	C	C	C	C	C

Commercial School	C	C	C	C	C
Gasoline Service Station	C	C	C	C	C
Hotel/Motel	P	C*	C	C	P
Indoor Theater	P	P	P	C	P
Kennel, Stable, etc.	C	C	C	P	P
Veterinary Hospital	P	P	P	P	P
Neighborhood Convenience Store	P	C	C	C	P
Offices; Business, Professional, Medical	C	C	C	C	P
Publishing, Printing	P	C	C	C	P
Wireless Telecommunications Facility	N	N	N	C	C
Restaurant	P	C*	C	C	P
Retail Business	C	C	C	C	P
Service Business	C	C	C	C	P
Shopping Center	C	C	C	C	C
Wholesale Business	C	C	C	C	C
INDUSTRIAL					
Accessory Use	C	C	C	C	P
Airport, Air Transport Department Use	N	N	N	C	C
Bulk Oil, Gas Terminal	N	N	N	C	C
Demolition, Waste Disposal	N	N	N	N	N
Manufacturing	C	C	C	C	C
Recycling Operations	C	C	C	C	C
Sawmill	N	N	N	P	C
Trucking, Distribution Terminal	N	N	N	C	C
Warehousing and Storage	C	C	C	C	C
Church, Synagogue, Parish House	P	P	P	P	P
Community Centers	P	P	P	P	P
Day Care	P	P	P	P	P
Essential Services	A	A	A	A	A
Fire, Police Station	P	P	P	P	P
Government Office	P	P	P	P	P
Group Homes, Hospice, Nursing Home	C	C	C	C	C
Museum, Library	P	P	P	P	P
Public, Private School	P	P	P	P	P

Public Utility Facility	C	C	C	C	C
OUTDOOR, RESOURCE BASED USE					
Accessory Structure	P	P	P	P	P
Agriculture	A	A	A	A	A
Agriculture Products Processing	C	C	C	C	C
Campground	C	C	C	C	N
Cemetery	P	P	P	P	N
Extractive Industry*	N	N	N	C	C
Farm Stands	A	A	A	A	A
Forestry	A	A	A	A	A
Golf Course Excluding Miniature Golf	C	N	C	C	N
Parks and Recreation	A	A	A	A	C
Primitive Commercial Outdoor Recreation	P	P	P	P	P