

6-4 DIMENSIONAL AND DENSITY REGULATIONS TABLE

Zoning District	Minimum Lot Size s.f.	Minimum Lot Area Per Dwelling Unit s.f.	Minimum Lot Frontage	Minimum Yard Depth (b)			Maximum Building Height	Max % of Lot Coverage by structure
			(a)	Front	Rear	Side	(c)	
Residential A (k)	25,000	25,000 (b)	150' (d)	25' (d)	30' (d)	15' (d)	35' (i)	35 (j)
Residential B (k)	40,000	40,000 (d)	200' (d)	35' (d)	40' (d)	20' (d)	35' (i)	35 (j)
General Business	8,000	8,000 (d)	50' (d)	15' (d)	30' (d)	----- (d)(f)	35' (i)	25(g)
Industry	40,000	-----	200'	40' (h)	40' (h)	25' (h)	40'	60
Commercial	40,000		200'	40' (h)	40' (h)	25' (h)	40'	60
Mixed Use Low Density (Adopted 2010ATM)	25,000	10,000(d)	100'(d)	6'(d)	50'' (d)	10'(d)	35'	25
Residential High Density (Adopted 2010ATM)	25,000	4,000	200'(d)	35'(d)	40'(d)	20'(d)	35'	35
Business Overlay District (Adopted 2017 STM)	8,000	See § 5-7	50'	15' (d) (g)	30' (d)	(d) (f)	Pursuant to § 5-7	25%
Village Overlay District	8,000	See § 5-6	50'	20' (d) (1)	10' (d)	0'	Pursuant to § 5-6	30%

Dimensional and Density Regulations –Footnotes

- Frontage may be measured at the front yard set back line if the street is in an arc of a curve with a radius of 300' or less provided there be in any event not less than 50 feet width of such frontage at the street. Not less than the frontage requirements shall be maintained throughout the front yard.
- On lots abutting streets on more than one side, the front yard requirements shall apply to each of the abutting streets.
- These height restrictions shall not apply to chimneys, water towers, skylights, and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy. (Amended ATM 10/11/95)
- See section VII – Special Permits
- A dwelling need not be set back more than the average of the setbacks of dwellings on the lots adjacent to either side. If a vacant lot exists on one side, it shall be considered as a dwelling set back the depth of the required front yard.
- When abutting residential property, the minimum side yard of the business is to be 20 feet.
- Where lot sits at intersection of two streets the Planning Board shall designate which street the frontage will be measured (adopted 2017 STM)
- Except 60 feet when abutting or across the street from a residential zone.
- Height restrictions for apartment usage may be varied by a Special Permit.
- This restriction does not apply to above-ground swimming pools.
- For standards applying to attached dwellings and apartments see Section 7-5A 'Specific Requirements