

Dimensional Table

Zoning District	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Minimum Road Frontage	Minimum Building Setbacks ^a			Maximum Building Height	Maximum Building Coverage	Maximum Lot Coverage	
					Front ^b	Side	Rear				
Residential Districts						Each	Total				
A	2 acres/du ^c	150'	--	150' ^d	30'	35'	100'	30'	35'	8%	10%
R-2	2 acres/du	150'	--	150' ^d	30'	35'	100'	30'	35'	8%	10%
R-1	1 acres/du	125'	--	125' ^d	30'	15'	50'	30'	35'	8%	10%
R-½	½ acre/du	100'	--	100' ^d	30'	15'	50'	30'	35'	12%	20%
R-¼	¼ acre/du	85'	--	85' ^d	30'	15' ^e	50'	30'	35'	18%	25%
Commercial Districts											
CB	5,000 sq. ft.	20'	100'	20'	none	none ^f	none	25'	35'	--	80% ^k
DB	3 1 acres	150'	200'	150'	g	20' ^h †	50'	50'	35'	--	40%
GB	15,000 sq. ft.	75'	150'	75'	g	20' ^h †	40'	25' [†]	35'	--	40%
WB	5,000 sq. ft.	none	none	none	none	none ^f	none	none [†]	35'	--	90%
LI	1 acre	150'	150'	150'	<u>50</u> ^g	35' ^h	70'	35' [†]	45'	--	35%
LB	5,000 sq. ft.	50'	100'	100'	none	None	None	None	35'	--	40%
TRR-F	30 acres	500'	--	--	100'	50' [†]	100' [†]	50' [†]	45'	20%	40%
Other Districts											
TR-1; TR-1/2	See § 100-39 of this Chapter										
PUD; <u>PRD</u>	See § 100-23 <u>or 100-23.1</u> of this Chapter										
TND and MUD	See § 100-23 of this Chapter										

- ^a For setbacks applicable to accessory buildings and structures in residential districts see § 100-16.
- ^b On streets with less than a 50 foot right-of-way, the front yard setback shall be measured from the center line of the right-of-way, if known, and 25 feet shall be added to the required front yard setback. On streets of unknown right-of-way, the same procedure shall be followed except that measurements shall be taken from the center line of the existing roadway. Front yard setbacks may be adjusted to prevailing setbacks in the immediate neighborhood; a maximum setback or “build-to line” may be established to maintain the “street wall” in the R-½ and R-¼ Districts.
- ^c Minimum frontage may be reduced to 50 feet on a circular end of a cul-de-sac.
- ^d May be 0’ for party-wall or zero-lot-line buildings.
- ^e Where a side yard is provided, it shall be at least 4 feet in width. Where access to parking is provided through a side yard, it shall be a maximum of 9’ wide for one-way traffic and a maximum of 18 feet wide for two-way traffic.
- ^f At the discretion of the Planning Board.
- ^g Gasoline pumps, lubricating or other similar devices shall be located 50 feet from any street line.
- ^h 25-foot setback with wooded buffer required if lot abuts a residential district.
- ⁱ 50-foot setback with wooded buffer required if lot abuts a residential district.
- ^j For single-family and two-family dwelling units in the CB District a maximum of 40 % lot coverage is permitted.
- ^k 100’ on any yard abutting developed residential or agricultural property.