

Chapter 4 – Dimensional Requirements

401 **MINIMUM LOT AREA**

DISTRICT		MINIMUM LOT AREA (sq.ft.)
R40	High Density Residential District	40,000
R60	Medium Density Residential District	60,000
R80	Rural Residential Preservation District	80,000
C	Commercial District	40,000
HC	Highway Commercial District	60,000
ED	Economic Development District	200,000
I	Industrial District	80,000
SUO	Seasonal Use Overlay District	20,000

The area of any portion of a lot that is subject to an access easement for an adjoining lot shall not apply towards the minimum lot area requirement.

402 **MINIMUM BUILDABLE AREA (MBA)**

402.1 **Definition.** The term “minimum buildable area” shall mean a contiguous area that, at the time of application for a proposed use, excludes the following categories of land:

- A. wetlands or watercourses;
- B. areas within the “A” or “AE” flood zone as depicted on the current Flood Hazard Boundary Map or Flood Insurance Rate Map; and
- C. areas subject to easements or permanent restrictions that preclude building or other development.

402.2 **Minimum Buildable Area Requirements**

The intent of the minimum buildable area requirement is to assure to assure that a suitable area of buildable land exists to accommodate all proposed or required structures, utilities, open spaces, wells, septic systems, driveways, yards and other improvements; to ensure the ability of on-site septic systems to function indefinitely; and to facilitate appropriate development.

DISTRICT		MINIMUM BUILDABLE AREA (sq.ft.)
R40	High Density Residential District	25,600
R60	Medium Density Residential District	32,400
R80	Rural Residential Preservation District	40,000
C	Commercial District	N/A
HC	Highway Commercial District	N/A
ED	Economic Development District	N/A
I	Industrial District	N/A
SUO	Seasonal Use Overlay District	N/A
AHO	Affordable Housing Overlay-Meadow Court	12 Units/Acre

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Except as may be provided elsewhere in these Regulations, the minimum buildable area requirements above shall apply only to lots on which an on-site sewage disposal system (e.g., septic system) will be needed to accommodate the proposed use(s). The requirements are to be applied per each dwelling unit, other than accessory apartments, requiring the use of a septic system.

402.3 Shape and Location

Lots requiring a minimum buildable area must accommodate the following dimensions within the designated buildable area:

DISTRICT	MINIMUM BUILDABLE AREA (MBA) (Sq.ft. per Lot)	MINIMUM DIMENSION OF SIDE OF MBA IF <u>SQUARE</u> (feet)	MINIMUM DIMENSION OF SIDE OF MBA IF <u>RECTANGLE</u> (feet)
R40	25,600	160	120
R60	32,400	180	140
R80	40,000	200	160

403 MINIMUM STREET FRONTAGE

The following minimum frontage dimensions must be met on an accepted Town or State road:

DISTRICT		MINIMUM DIMENSION (feet)*
R40	High Density Residential District	150
R60	Medium Density Residential District	200
R80	Rural Residential Preservation District	250
C	Commercial District	150
HC	Highway Commercial District	200
ED	Economic Development District	200
I	Industrial District	250
SUO	Seasonal Use Overlay District	100
AHO	Affordable Housing Overlay-Meadow Court	600
<u>* Applicable for newly created lots.</u>		

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- 403.1** Except as expressly provided for certain non-conforming lots under these Regulations, no lot shall be built upon unless it has continuous frontage meeting applicable zoning district requirements on a public road.
- 403.2** When only one side of a corner lot meets the minimum street frontage requirement, that side shall be considered the lot front. Compliance with the lot width and front yard setback requirements shall be determined as along that side of the lot. When the street frontage on two or more sides of a corner lot complies with the minimum street frontage requirements, the landowner may choose which street line shall be deemed to be the front lot line.
- 403.3** The minimum lot frontage requirement shall be reduced to 50 feet for any lot fronting on the circular turn-around at the end of a cul-de-sac street, provided that the required lot frontage minimum dimension must be achieved at the building line.
- 403.4** Minimum lot frontage requirements may be reduced for interior building lots, as provided in § 504 of these Regulations.
- 403.5** The proposed frontage must be capable of accommodating a driveway for access to the main part of the lot (i.e., the portion of the lot containing the principal use or structure) and meeting these Regulations' minimum driveway standards. A right-of-way and/or a portion of a right-of-way shall not be considered part of the required frontage. The land on which the driveway is proposed to be located to access the parcel must be an undivided part of the parcel being developed (i.e., it must be owned in fee by the same person or persons who owns the remainder of the lot) unless a shared driveway meeting the standards of § 313.1.B is used.

404 YARD (SETBACK) REQUIREMENTS

No building, structure, or use shall be located within the following required yard areas, except as may be expressly provided elsewhere in these Regulations:

404.1 Setback Dimensions

DISTRICT		MINIMUM DIMENSION (FEET)		
		FRONT YARD	SIDE YARD	REAR YARD
R40	High Density Residential District	30	15	15
R60	Medium Density Residential District	40	20	20
R80	Rural Residential Preservation District	50	25	25
C	Commercial District	35	20	20
HC	Highway Commercial District	35	20	20
ED	Economic Development District	35	20	20
I	Industrial District	50	25	35
SUO	Seasonal Use Overlay District	20	10	15
AHO	Affordable Housing Overlay – Meadow Court	50	15-80*	50

** See Section 705.4*

- A. Notwithstanding the provisions of this section, if a lot is abutted on both sides by lots containing a principal structure that is 200 feet or less from the center lot, and closer to the front boundary than the front setback allows, the minimum front yard setback

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for the center lot may be reduced to the average of the actual front yard setbacks of the existing, adjacent, non-conforming principal structures.

- B. Driveways shall not be located within ten feet of a side or rear property line abutting a lot that is in a Residential district or that is used for single-family or two-family residential purposes.
- C. Except as provided hereafter, parking areas, parking spaces, and internal access drives may not be located within the required front, side, and rear yard setbacks.
- D. In commercial and industrial districts, parking areas, parking spaces, and internal access drives may be located within half of the required front yard setback area, when screened from the street and abutting property by landscape materials, including trees, shrubs and/or earthen berms.

404.2 If a non-conforming residential lot contains less than 40,000 square feet of land, additions and accessory structures (e.g., deck or shed) may be located no less than ten feet from the side and rear lot lines.

404.3 Projection into required yards

No projections from structures shall be permitted in any required setback except as follows:

- A. minor projections of structures, such as pilasters, belt courses, sills, cornices, marquees, canopies, awnings, eaves, chimneys, bay windows, and similar architectural features may project not more than three feet into any required yard;
- B. open steps/stoops less than four feet in height and open fire escapes may project not more than five feet into any required yard; and
- C. ramps for handicapped access may be constructed within required yard areas, provided; (i) the ramp cannot reasonably be located in any area that is not within the required yard; and (ii) the proposed intrusion into the required yard is the minimum reasonably necessary to accomplish the desired access objectives.

404.4 Fences and Walls: The required setback distances shall not apply to fences or walls (including retaining walls) six feet or less in height or to wire livestock fences through which there is at least 80 percent visibility. No such fence or wall shall be located within the right-of-way of any street.

404.5 Terrace or Patio

A paved terrace or patio shall not extend more than five (5) feet into any required front, rear, or side yard. Sun shading in the form of table umbrellas is permitted.

405 MAXIMUM IMPERVIOUS SURFACE COVERAGE

405.1 Impervious Surface Coverage

The following is the maximum portion of the lot that may be covered by impervious surfaces, including buildings:

DISTRICT		MAXIMUM %
R40	High Density Residential District	20
R60	Medium Density Residential District	20
R80	Rural Residential Preservation District	15

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C	Commercial District	60
HC	Highway Commercial District	60
ED	Economic Development District	70
I	Industrial District	70
SUO	Seasonal Use Overlay District	20
AHO	Affordable Housing Overlay – Meadow Court	35

405.2 Greenhouse Exemption. The impervious surface coverage restrictions shall not apply to Commercial Greenhouses located on a commercial farm or in the Industrial Zone, provided all other site plan and site development standards are met (in particular, stormwater management regulations).

405.3 Terrace or Patio

A paved terrace or patio shall not be counted as part of impervious surface coverage, provided that such terrace or patio is unroofed and without walls, parapets, or other forms of enclosure greater than four feet in height.

406 MAXIMUM BUILDING HEIGHT

No building shall exceed the height specified for its zoning district, as follows:

DISTRICT		MAXIMUM (feet)	MAXIMUM (Stories)
R40	High Density Residential District	40	2.5
R60	Medium Density Residential District	40	3.0
R80	Rural Residential Preservation District	40	3.0
C	Commercial District	35	3.0
HC	Highway Commercial District	35	3.0
ED	Economic Development District	50	3.0
I	Industrial District	50	3.0
SUO	Seasonal Use Overlay District	30	2.0
AHO	Affordable Housing Overlay – Meadow Court	35	2.0

406.1 Principal (and Accessory) Building/Structure

- A.** Building Height shall be measured from the average level of the highest and lowest point of that portion of a lot covered by the building to the topmost point of the roof. Chimneys, vents, or utility service structures shall not be included in the measurement of vertical dimensions.
- B.** In the ED, HC, and I districts, a maximum of three stories is permitted except on sloped lots where one side may be four stories and a maximum of 65 feet in height where the bottom story is at “walk-out” level.
- C.** Building height standards shall not apply to the following appurtenant structures, provided that the Commission may limit the height of any such structures if it finds such restriction necessary to satisfy Site Plan review or Special Permit criteria: farm accessory buildings such as silos, church spires, smokestacks, monuments, flag poles, home radio, television and other wireless or telecommunications antennas, solar

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collectors, temporary test equipment for wind facilities, wind turbines, chimneys or parapet walls, and fire towers, provided the height of the structure is approved by the Commission.

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