

Dimensional Regulation Schedule⁽¹⁰⁾ - Appendix B (proposed)

old class	RU-1 ⁽⁸⁾	R-1A ⁽⁸⁾	R-1 ⁽⁸⁾	R-2 ⁽⁸⁾	R-3 ⁽⁸⁾	AH-1 ⁽²⁾	CA-1	CA-2		CC-1	CC-2		CB-1	CB-2	UR-1	CP-1	I-1	I-2	I-P	AP-1		
new class	RU-1	R-2	R-3	R-4	R-5	AH-1	B-1 --->		B-1	B-2 --->		B-2	CBD --->			CBD	S-1	I-1 --->		I-1	AP-1	
new name	Low Density Residential	Low-Med Density Residential	Medium Density Residential	Med-High Density Residential	High Density Residential	Affordable Housing			Local Bus.			Gen. Bus.				Central Bus.	Service			Industrial	Airport	
Minimum lot Area (sq. ft.)	40,000	24,000	16,000	11,250	7,200	16,000	7,500	5,000	5,000	20,000	10,000	10,000	5,000	5,000		5,000	14,700	40,000	10,000	40,000	10,000	40,000
Minimum Lot Width (ft.)	125	120	90	75	60	90	75	50	50	100	70	70	50	50		90	125	70	80		125	125
Minimum Lot Frontage (ft.) ¹¹	125	120	90	75	60	90	75	50	50	100	70	70	50	50		50	90	125	70		70	125
Minimum Lot Area per dwelling unit (sq. ft.)	20,000 w/ sewer, 40,000 w/o sewer	24,000	8,000	5,625	3,600	8,000	3,750	2,500	none			none	3,600	3,600		none	3,600				NA	NA
Minimum Front Setback (ft.) ¹²	40	35	30	20	10	30	20	10	10	30	15	15	5	0		0	10	40	15	⁽⁶⁾	15	40
Maximum Front Setback (ft.)	none	none	none	none	none	none			130			130				10	130				none	none
Minimum Side Setback (ft.)	20	20	15	10	5	15	12	6	6	20	10	10	12	0		0	6	30	10	⁽⁶⁾	10	25
Minimum Rear Setback (ft.)	35	35	25	15	8	25	15	12	12	20	12	12	12	12		12	12	25	10	⁽⁶⁾	15	25
Maximum building coverage	15%	15%	20%	25%	33.3%	20%	40%	50%	50%	25%	35%	50%	50%	80%		80%	33.3%	30%	50%	40%	70%	30%
Maximum Height (ft.)	30	30	30	30	35	30	30	30	30	40	40	40	40	50		50	35	40	40	40 ⁽⁷⁾	40	40

Currently not in Zoning Ordinance

¹ Increase to 40,000 sq. ft. if such dwelling will not be serviced by public sewer

² Except for mobile home parks, which are regulated by Section 10.9

³ In the CB-1 District, each lot shall have at least one side yard, 12' wide

⁴ In the CB-1 and CB-2 Districts, where no side yard is required, the building shall be located either on the lot line or not less than 3' from it

⁵ In the CB-2 District, a building not more than 20' in height above the curb may occupy the entire rear yard

⁶ Minimum front, side or rear yard shall be 50' from any exterior property line of the industrial park and 30' from any interior property line

⁷ Buildings higher than the maximum permitted in this table may be allowed with a special permit from the Planning Board (a variance from the ZBA is more appropriate)

⁸ Flexible residential development may be elected in the R-1, R-1A, R-2, R-3 and RU-1 **R-1 through R-5 zone districts**. See Section 10.1

⁹ See Section 4.10 for exceptions from these requirements for accessory buildings

¹⁰ See §9 for Windsor Lake Watershed, Floodway and Floodplain overlay district regulations

¹¹ Lot frontage includes all frontage along a right-of-way, having a depth of at least 25' from the right-of-way

¹² Corner lots shall meet the front setback requirements from all road frontages.