

5.2 TABLE OF DIMENSIONAL REGULATIONS

Except where specifically contradicted in this ordinance, all structures shall be located in accordance with the following schedule:

NOTE: Where building lots are located within the Water Resource Protection Overlay District, illustrated on the Zoning Map, special dimensional regulations must be complied with as per Section 8.2 in this ordinance.

District	Min. parcel area (sq. ft.)	Min. area per dwelling unit (sq. ft.)	Frontage (ft.)	Depth (ft.)	Front yard (ft.)	Rear yard (ft.)	Side yard (one) (ft.)	Side yard (both) (ft.)	Max. # stories	Max. ht. (ft.)	Max. Building cover(%)
RA	20,000 ¹	20,000	100	125	40	40	15	35	2.5	35	20 ²
R1	11,250	11,250	90	100	30	35	10	25	2.5	35	30
R1A	9,500	9,500	75	100	25	30	10	20	2.5	35	35
R2	6,000	3,000	60	100	20	25	10	20	2.5	35	40
RMLD ³											
RM20 ³	6,000	2,200	60	100	20	25	10	20	3	40 ⁴	40
RM40	6,000	1,100	60	100	20	25	10	20	3	40 ⁴	40
RM60	6,000	750	60	100	20	25	10	20	7	90 ⁴	40
DR ⁵											
RO	10,000	750	100	100	20	25	10	25	3	40 ⁴	50 ⁶
BL	10,000	Same as that of nearest residential district	75	100	30	30	15	30	2	26	35
BC	-	-	-	80	-	-	-	-	-	-	-
BG	10,000	Same as that of nearest residential district.	100	100	20	25	10	20	2	35	50
BH	10,000	-	100	100	30	25	10	10	2	35 ⁷	50
BE	10,000	-	100	100	10	5	10	10	4	50	90
IG	10,000	-	100	100	-	-	-	-	4	60	-
WM	10,000	-	100	100	-	-	-	-	-	180	-
IP	120,000	-	150	200	50	25	25	60	7	90 ⁴	33.3 up to 15 acre lots ⁸
OP	100,000	-	200	250	50	50	35	60	2	40 ⁴	33.3
SC ^{9,10}											

¹ Where building lots are not serviced by municipal water and sewers, the minimum lot dimension shall be one acre unless larger is required elsewhere in the ordinance.

² Residential structure only, coverage by agricultural structures is limited only by yard dimensions.

³ Single and two-family dwellings only, see supplemental regulations.

⁴ See also Section 5.3.

⁵ See Section 8.8.

⁶ Maximum coverage shall include all impervious surface areas over one hundred (100) square feet.

⁷ Notwithstanding anything to the contrary in this Code, a principal building may be up to and including 50 feet in height provided the principal building is set back a minimum of 50 feet from any other principal building or from any lot lines other than lot lines within the same complex.

⁸ Fifty (50) percent, 15-acre lots and over. In determining the total acreage of a parcel for purposes of calculating the maximum land coverage to be permitted in IP districts hereunder, the combined acreage of contiguous or adjoining parcels in common ownership shall be considered as the total acreage even if said parcels are divided in whole or in part by a public or private way provided however that each parcel is zoned IP and each contains, individually, at least 15 acres in area.

⁹ See Section 7.4

¹⁰ See Section 8.3