

ZONING

190 Attachment 6

Table 5, Schedule of General Zoning Regulations for Andover Township (§ 190-34)
[Amended 9-14-2005 by Ord. No. 2005-19; 4-26-2010 by Ord. No. 2010-05; 11-29-2010 by Ord. No. 2010-10;
4-25-2011 by Ord. No. 2011-01]

Zone District	Area (square feet)	Width (feet)	Principal Building			Accessory Building		Gross Density (units per acre)	Maximum Structure Lot Coverage (percent)	Maximum Impervious Surface Coverage (percent)	Minimum Floor Area (feet)	Maximum Height	
			Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)					(stories)	(feet)
R-3.0 (Conv.)	130,700	300	50 - 70 ¹	50	50	20	20	N/A	20%	N/A	2,000	2½	35
R-3.0 (Avgd.)	65,350	200	50 - 70 ¹	30	25	20	15	3	20%	N/A	2,000	2½	35
R-2.5 (Conv.)	109,000	200	50 - 70 ¹	50	50	20	20	N/A	20%	N/A	2,000	2½	35
R-2.5 (Avgd.)	54,500	200	50 - 70 ¹	30	25	20	15	2.5	20%	N/A	2,000	2½	35
R-2.0 (Conv.)	87,000	200	50 - 70 ¹	40	30	20	20	N/A	15%	N/A	1,500	2½	35
R-2.0 (Avgd.)	43,560	200	50 - 70 ¹	30	25	20	15	2	20%	N/A	1,500	2½	35
R-1.0	43,560	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
R-0.5	20,000	120	40	20	15	10	8	N/A	20%	N/A	1,000	2½	35
MFR	5 acres		As indicated in § 190-41										
SR ²	5 acres ³		As indicated in § 190-37										
ML	20 acres		As indicated in § 190-38										
Nonresidential Districts													
CB	20,000	100	40 - 100 ⁴	50	20	20	20	N/A	20%	60%	N/A	2½	35
HC	60,000	200	40 - 100 ⁴	50*	20*	20*	20*	N/A	20%	60%	N/A	2½	35
I	130,000	250	70 - 100 ⁴	50	30	30	30	N/A	25%	60%	N/A	2½	35
PCD	25 acres	500	As indicated in § 190-39										
GI	The standards for lot area, lot width, principal and accessory buildings and structures, and impervious coverage and height shall be the same standards applicable to the principal, accessory, and conditional uses in the I Industrial Zone district, except for the conditional use category of "concrete and asphalt product and production facilities" and the accessory uses applicable to same which shall be regulated by the standards set forth in § 190-55.2 of this chapter.												
C/I	The standards for lot area, lot width, principal and accessory buildings and structures, and impervious coverage and height shall be the same standards applicable to the principal, accessory, and conditional uses in the I-Industrial Zone District.												
Airport Hazard Overlay Zones⁵													
R-0.5/A	20,000	120	50 - 70 ¹	20	15	10	8	N/A	20%	N/A	1,000	2½	35
R-1.0/A-1	43,560	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
R-1.0/A-2	43,560	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35

ANDOVER CODE

Zone District	Area (square feet)	Width (feet)	Principal Building			Accessory Building		Gross Density (units per acre)	Maximum Structure Lot Coverage (percent)	Maximum Impervious Surface Coverage (percent)	Minimum Floor Area (feet)	Maximum Height	
			Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)					(stories)	(feet)
Airport Hazard Overlay Zones⁵ (Cont'd)													
R-1.5/A-1	65,000	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
R-1.5/A-2	65,000	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
B/A	20,000	100	40 - 100 ⁴	50	20	20	20	N/A	20%	N/A	2,500	2½	35
BPO/R/A	60,000	200	40 - 100 ⁴	50*	20*	20*	20*	N/A	15%	N/A	2,500	2½	35
CR/A-1	15 acres	250	100*	50	30	30	30	N/A	25%	N/A	N/A	2½	35
CR/A-2	15 acres	250	100*	50	30	30	30	N/A	25%	N/A	N/A	2½	35
I/A-1	130,000	250	70 - 100 ⁴	50	30	30	30	N/A	25%	N/A	2,500	2½	35
I/A-2	130,000	250	70 - 100 ⁴	50	30	30	30	N/A	25%	N/A	2,500	2½	35

NOTES:

- ¹ Front yard or building setback footage is determined by road type according to the Master Plan; arterial: 70 feet; primary connector: 60 feet; local secondary and local minor: 50 feet.
 - ² Standards are for nursing homes. This zone also permits attached single-family dwellings in accordance with the R-1.0 Zone requirements.
 - ³ 3,630 square feet of lot area per bed.
 - ⁴ Where parking is provided in front yard, one-hundred-foot building setback required. Without front yard parking, seventy-foot building setback is required for industry and forty-foot for business.
 - ⁵ All uses must also meet the requirements set forth in § 190-30.
- * Parking in more than 50% of the required side and rear yards is prohibited.