

ZONING

240 Attachment 1

Residential Schedule of Space Regulations
[Amended 3-6-2006 by Ord. No. 5-2006; 2-16-2016 by Ord. No. 6-2016]

ZONE	R-1	R-2	R-3	R-4	R-5
Lot area	10 acres	5 acres	40,000 square feet	20,000 square feet	10,000 square feet
*Front yard (feet)	100 ¹	100	50 75 ⁶	35	35
Side yard (each) (feet)	50 ²	50	20	15	15
Rear yard (feet)	100 ³	75 ⁵	50	40	20
Minimum lot width (at setback) (feet)	200 ⁴	200	150	100	100
Maximum principal building coverage					
Lot Size Less than 10,000 square feet 10,000 to 19,999 square feet 20,000 to 39,999 square feet More than 40,000 square feet			Maximum Coverage 15% (up to 1,500 square feet) 1,500 +7% of square footage over 10,000 (up to 2,200 square feet) 2,200 +5% of square footage over 20,000 (up to 3,200 square feet) 3,200 +3% of square footage over 40,000		
Maximum lot disturbance ⁷	50% of lot (40,000 square feet maximum)	50% of lot (40,000 square feet maximum)	50% of lot (40,000 square feet maximum)	50% of lot (20,000 square feet maximum)	50% of lot (10,000 square feet maximum)
Height ⁸	2.5 stories or 30 feet	2.5 stories or 30 feet	2.5 stories or 30 feet	2.5 stories or 25 feet	2.5 stories or 25 feet
Maximum height on any facade (feet)	40	40	40	35	35
Minimum setback of building from existing lakes, ponds, streams, or wetlands (feet)	100	75	50	50	50
Measured, where applicable, from the one-hundred-year flood line. This setback shall include a ten-foot-wide vegetated buffer along at least 80% of water's edge.					

* On streets less than 40 feet in width, the required front yard shall be increased by 1/2 of the difference between the width of the street and 40 feet, unless greater width is shown on the Master Plan or Official Map, in which case these requirements shall be complied with.

FOOTNOTES:

- ¹ When part of a cluster development, front yard shall be a minimum of 50 feet, 75 feet for lots in excess of 1.5 acres.
- ² When part of a cluster development, side yard shall be a minimum of 20 feet.
- ³ When part of a cluster development, rear yard shall be a minimum of 50 feet.

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- ⁴ When part of a cluster development, lot width shall be a minimum of 150 feet.
- ⁵ When part of a cluster development, rear yard shall be a minimum of 50 feet.
- ⁶ On lots that have an area of at least 1.5 acres.
- ⁷ All improvement-related disturbance shall be included in this calculation, including areas of grading and vegetation removal as well as the cartway and basins.
- ⁸ As defined in “height of building” and “grade plane” in § 240-7.