

ZONING

Land Space Requirements Table
[Amended 3-17-1987 STM by Art. 42; 5-18-1987 STM by Art. 23; 1-17-1989
STM by Arts. 32 and 33; 11-3-1993 STM by Art. 1]

Zoning District	Minimum Lot Area	Minimum Lot Area Per Additional Dwelling Unit	Minimum Lot Frontage (1) (2)		Minimum Yard Depth			Maximum Building Height			Maximum % of Lot Coverage
					(2) Front	(3) Rear	(4) Side	Stories-Feet (3) (4) (6)			
Residence											
RA (8)	3 acres	3 acres (4)	200'	(4)	50'	15'	15'	2½	–	35'	25%
RB (9)	2 acres	2 acres (4)	200'	(4)	50'	15'	15'	2½	–	35'	25%
Commercial (10)											
OCD	15,000 s.f.		75'		30'	10'	15' (5)	2½	–	35'	50%
DCD	15,000 s.f.				30'	10'	15' (5)	2½	–	35'	50%
NCD	15,000 s.f.				30'	10'	15' (5)	2½	–	35'	50%
Industrial	45,000 s.f.		200'		60'	50'	50'	2	–	35'	25%
Floodplain (7)											
Wetlands											

NOTES:

- (1) Not less than the minimum frontage distance shall be maintained as the minimum lot width throughout the front yard depth.
- (2) On lots abutting streets on more than one side, the front yard requirements shall apply to each of the abutting streets.
- (3) These heights restrictions shall not apply to chimneys, water towers, skylights and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy nor to wireless or broadcasting towers and other like unenclosed structures.
- (4) See Article IX regarding motels and apartments.
- (5) Except no requirement when the side of a building abuts another building.
- (6) Height restrictions may not be waived for office buildings and department stores.
- (7) Floodplain restrictions are set forth in § 145-45.
- (8) Residential A District:
Required side yard width:
 Fifteen feet for primary and detached accessory building.
 Five feet for detached accessory building if located 100 feet or more from exterior line of any street.
Required rear yard depth:
 Fifteen feet for primary building.
 Five feet for detached accessory building.
- (9) Residential B District:
Required side yard width: same as Footnote 8 above.
Required rear yard depth: same as Footnote 8 above.
- (10) All commercial districts (OCD; DCD; NCD):
Required side yard width:
 Fifteen feet for commercial building unless having a party wall on side lot line.
 Fifteen feet for dwelling.
 Five feet for detached accessory building.
Required rear yard depth:
 Fifteen feet for dwelling.
 Ten feet for commercial building.
 Five feet for accessory building.
Minimum lot area for dwelling in commercial district:
 Three acres in Aquifer Protection Overlay District (§ 145-40).
 Two acres in all other commercial districts.