

ZONING

179 Attachment 3

**Table 3
Height and Bulk Regulations
Town of Brewster**

[Amended 12-10-1979 STM, Art. 37; 5-12-1980 ATM, Art. 43; 5-11-1981 ATM, Art. 34; 10-17-1988 STM, Art. 26; 5-8-1989 ATM, Art. 48; 5-14-1990 STM, Art. 8; 5-9-1994 ATM, Art. 26; 5-2-2005 ATM, Art. 25]

District	Maximum Permitted Height ¹ (feet)	Maximum Building Coverage of Lot (covered area as percent of lot area)	Maximum Building Coverage of Buildable Uplands Within Lot Area (percent)
R-R	30	15	
R-L	30	20	
R-M	30	25	
C-H2	30		40**
V-B	30		30
I	30	50	

** Except 25% for multifamily dwellings.

NOTES:

¹ Any maximum height permitted in this chapter shall not apply to:

Community facility and public utility structures, provided that the side and rear yards or setbacks required in the district for the highest permitted principal structure shall be increased two feet in width for each foot by which the height of such structure exceeds the height permitted in the district.

Necessary appurtenant structures, such as church spire, smokestack, monument, flagpole, radio or television tower, aerial, airplane hangar, chimney or parapet wall, windmill generator or similar appurtenances.

Special industrial structures, such as a cooling tower and other similar structures where the industrial process requires a greater height.

² Editor's Note: The C-L District which immediately followed was removed at the request of the Town.