

# ZONING

## 144 Attachment 1

### Town of Hartland

#### Zoning Schedule [Amended 6-9-1994]

District	Use	Area	Lot Size Minimum Width and Road Frontage (feet)	Yards Principal Building			Yards Accessory Building		Maximum Building Height		Maximum Coverage of Building Area Principal (percentage of lot)
				Front (feet)	Side (feet)	Rear (feet)	Side (feet)	Rear (feet)	Principal (feet)	Accessory (feet)	
A	Farms	10 acres	300	80	10	50	10	15	None	n/a	n/a
	Single-family	1 acre	150	60	20	70	10	15	35	12	25
MH	Mobile homes (3)	25 acres (park) 7,000 sq. ft. per lot	See § 144-31	60	10	50	10	15	35	12	25
R-1	Residential	20,000 sq. ft.	150	60	15	50	10	15	35	35	25
	Cluster residential SF(A)(3)										
		20,000 sq. ft.	100	60	10	50	8	15	35	35	25
	SF(B)	10,000 sq. ft.	60	40	10	40	10	10	35	35	30
	Public and semipublic	3 acres	200	60	10	50	50	50	35	n/a	40
	Schools, public and private	10 acres	300	60	10	50	50	50	35	n/a	40
R-2	Single-family	20,000 sq. ft.	150	60	15	50	10	15	35	35	25
	Cluster residential SF(A)(3)										
		16,000 sq. ft.	80	60	10	50	8	15	35	35	25
	SF(B)	9,000 sq. ft.	50	35	8	35	8	10	35	35	30
	Two-family	30,000 sq. ft.	150	60	10	50	10	15	35	35	25
R-3	Single-family	15,000 sq. ft.	150	60	10	50	10	15	35	35	25
	Cluster residential (3)	13,000 sq. ft.	80	60	10	50	10	15	35	35	25
	Two-family	20,000 sq. ft.	150	60	10	50	10	15	35	35	25
	Multiple-family	5,000 sq. ft.	150	60	20	50	10	15	35	35	25
B	Business	5,000 sq. ft.	150	--	10(1)	40(1)	None		35	12	20
I	Industrial	3 acres	200	70	30(2)	60(2)	All buildings		35	n/a	25

**NOTES:**

SF(A) Public sewer not available.

SF(B) Public sewer available.

- (1) No business use, including parking and accessways, shall occupy lands within 50 feet of any R District. In Business B District with frontage at or on two or more highways, the minimum setback shall be 30 feet.
- (2) No business use, including parking and accessways, shall occupy lands within 100 feet of any R District.
- (3) By special permit.