

ZONING

180 Attachment 1

Township of Kidder

Schedule of Development Standards

PART 1

Minimum Required Lot Area for Dwellings

(See definition of “lot area, minimum required” for deduction of constrained land.)

Zoning District →	R-1	R-2	R-3	R/RC	VC	C	BD/L I	OS
Minimum required lot area for Single-Family Dwellings (square feet)								
Central water and central sewage	40,000	26,000 0	9,000	12,500 0	9,000	20,000 0	NP*	80,000
On-lot water and central sewage	50,000	30,000 0	20,000 0	12,500 0	20,000 0	25,000 0		100,000 0
Central water and on-lot sewage	60,000	40,000 0	40,000 0	40,000 0	40,000 0	30,000 0		120,000 0
On-lot water and on-lot sewage	80,000	50,000 0	40,000 0	40,000 0	40,000 0	40,000 0		160,000 0
Minimum required lot area for Two-Family Dwellings (square feet total per two units in one structure) (See § 180-28.)								
Central water and central sewage	60,000	39,000 0	13,500 0	18,750 0	13,500 0	NP*	NP*	NP*
On-lot water and central sewage	75,000	45,000 0	30,000 0	18,750 0	30,000 0			
Central water and on-lot sewage	90,000	60,000 0	60,000 0	60,000 0	60,000 0			
On-lot water and on-lot sewage	120,000 0	75,000 0	60,000 0	60,000 0	60,000 0			
Development standards for Multifamily Dwellings (central water and central sewage disposal required)								
Garden apartments	Per Article VI, Part 1 ¹ only		Per § 180-29 ² or Article VI, Part 1 ¹			NP*	NP*	NP*
Townhouses								
Apartment buildings								
Development standards for Mobile Home Parks (central water and central sewage disposal required)								
Mobile home parks	NP*	NP*	**	NP*	NP*	NP*	NP*	NP*

NOTES:

¹ Permitted only in accord with Article VI, Part 1 Conservation Subdivision Design.

² Permitted only in accord with § 180-29, Multifamily dwellings.

*NP: not permitted.

** See § 180-34 and Article VII of Chapter 153 (Subdivision and Land Development).

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**PART 2
Standards For Dwellings**

Zoning District →	R-1	R-2	R-3	R/R C	VC	C* *	BD/L I	OS* *
Single-Family and Two-Family Dwellings** (see § 180-28 for additional two-family dwelling standards)								
Minimum setbacks unless other chapter provisions require a larger setback								
Front measured from road right-of-way (feet)	50	40	30	40	30	30	NP*	50
Rear measured from property line (feet)	40	30	20	30	20	20		50
Each side measured from property line (feet)	30	20	10	20	10	10		50
Separation of principal structures	See § 180-22							
Accessory structures	See § 180-23							
Nonconforming lots	See § 180-106							
Buffers for wetlands, lakes, ponds and streams	See § 180-42							
Maximum building height unless other chapter provisions establish other requirements								
No more than (feet), and	35	35	35	35	35	35	NP*	35
No more than (stories)	3	3	3	3	3	3		3
Maximum coverage unless other chapter provisions establish other requirements								
Buildings	20 %	25 %	40 %	25%	40 %	40 %	NP*	10%
Total impervious lot coverage	30 %	35 %	60 %	35%	60 %	60 %		12%
Lot width and depth for proposed lots	See Chapter 153 (Subdivision and Land Development)							
Conservation Subdivision Design: See § 180-27.								
Multifamily dwellings: see § 180-29.								
Mobile home parks: see §§ 180-34 and Chapter 153 (Subdivision and Land Development).								

NOTES:

* NP: single-family and two-family dwellings not permitted in the BD/LI District.

** Two-family dwellings not permitted in the C District or OS District

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PART 3

**Minimum Required Lot Area for Nonresidential Uses
unless other chapter provisions require a larger area**

(See definition of “lot area, minimum required” for deduction of constrained land.)

Zoning District →	R-1	R-2	R-3	R/RC	VC	C	BD/L I	OS
Minimum required lot area for Single-Family Dwellings (square feet)								
Central water and central sewage	40,000	26,000	9,000	20,000	9,000	20,000	20,000	80,000
On-lot water and central sewage	50,000	30,000	20,000	25,000	20,000	25,000	25,000	100,000
Central water and on-lot sewage	60,000	40,000	40,000	30,000	30,000	30,000	30,000	120,000
On-lot water and on-lot sewage	80,000	50,000	40,000	40,000	40,000	40,000	40,000	160,000

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**PART 4
Standards for Nonresidential Uses**

Zoning District →	R-1	R-2	R-3	R/R C	VC	C	BD/L I	OS
Minimum setbacks unless other chapter provisions require a larger setback								
Front measured from road right-of-way (feet)	50	40	30	30	30	30	30	50
Rear measured from property line (feet)	40	30	20	20	20	20	20	50
Each side measured from property line (feet)	30	20	15	15	10	15	15	50
Separation of principal structures	See § 180-22							
Accessory structures	See § 180-23							
Nonconforming lots	See § 180-106							
Buffers for wetlands, lakes, ponds and streams	See § 180-42							
Maximum building height unless other chapter provisions establish other requirements								
No more than (feet), and	35	35	35	40	40	45	45	35
No more than (stories)	3	3	3	4	4	4	4	3
Maximum coverage unless other chapter provisions establish other requirements								
Buildings	20 %	25 %	40 %	40%	40 %	50 %	50%	10 %
Total impervious lot coverage	30 %	35 %	60 %	60%	60 %	60 %	65%	15 %
Lot width and depth for proposed lots	See Chapter 153 (Subdivision and Land Development)							