

LAND USE

120 Attachment 1

Town of Eaton

TABLE I
Land Use Schedule
Minimum Dimensions
[Amended 1-10-2005 by L.L. No. 1-2005]

		Lot Dimensions		Yard Setbacks*			Maximum Building Height	Notes
		(feet)		(feet)			(feet)	(see next page)
District	Lot Area	Front	Depth	Front	Side	Rear		
Agriculture-Residential-Commercial District, ARC, and ARC 2								
Single-family unit	2 acres**	250		50	25	50	35	a, b
Two-family unit	4 acres	300		50	25	50	35	a, b
Multifamily unit	40,000 sq. ft./unit with a minimum of 5 acres	300		50	25	50	45	a, d
Farm	5 acres	300		50				
Farm buildings				75	50	50	None	a, c
Mobile dwelling (ARC only)	2 acres	250		50	40	40	35	a, b, d
Mobile dwelling park*** (ARC only)	10 acres							a, d, e
Business professional, industrial or commercial on separate lots	Set by Planning Board			50	40	50	35	a, b, d
Residential District No. 2, RD-2								
Single-family unit	2 acres**	250		50	25	50	35	a, b
Two-family unit	4 acres	300		50	25	50	35	a, b
Farms and farm buildings for related agricultural activities	5 acres	300		50; 75 for farm buildings	50; 75 for farm buildings	50; 75 for farm buildings	None	a, c

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NOTES:

- * Corner lots are considered to have two front yards along the two roadways and two side yards.
- ** 1 acre = 43,560 sq. ft.
- *** Additional requirements are specified by Chapter 130, Mobile Homes.

- a. For those portions of any lot that adjoin a public roadway, the following dimensions shall be added to those minimum dimensions for front yards set forth in Table I, Land Use Schedule, and measurements shall be taken from the center of the road pavement.

Road Width or Type	Additional Distance
2 rod roads (33 feet)	Add 17 feet
3 rod roads (49.5 feet)	Add 25 feet
4 rod roads (66 feet)	Add 33 feet

For wider roads, the added distance shall be equal to 1/2 of the road right-of-way width. One rod equals 16.5 feet.

- b. Lot size for single-family units may be reduced to a minimum of one acre and lot size for two-family units may be reduced to two acres upon proof of all of the following:
- i) Either public water or sewer;
 - ii) Approval by the Public Health Department (if needed);
 - iii) Minimum frontage of 150 feet;
 - iv) Continues to meet the yard setbacks for single-family units established for its land use district (Table I);
 - v) Slope of the lot does not exceed 15%; and
 - vi) If a private septic system is used, a percolation test shall establish that an inch of water shall take at least one minute and not more than 60 minutes to percolate.
- c. Accessory farm buildings (silos, barns, etc.) are exempt from height limits.
- d. Requires a special permit issued by the Planning Board.
- e. Each mobile dwelling lot shall connect to an access road within the mobile dwelling park, and the front yard of each lot shall be measured from that access road. However, no mobile home shall be closer to the center of any public road than is otherwise required by Note (a) of the Land Use Schedule.