

ZONING

161 Attachment 2

Town of Waterford
Table 2: Bulk Table

District	Minimum Lot Size Area (square feet)	Minimum Frontage Width (feet per unit)	Maximum Building Coverage (percent)	Minimum Floor Area (square feet)	Maximum Building Height (feet)	Minimum Yard Dimension (feet)			
						Front	One Side	Both Sides	Rear
R-75									
1-family dwellings	11,250 square feet	75	30	900 per unit	50	40	10	25	30
2-family dwellings	10,000 square feet/dwelling unit	150	25	900 per unit	50	50	20	25	50
Multifamily dwellings	10,000 plus 10,000 square feet per dwelling unit	75	25	900 per unit	50	50	20	50	50
Public utilities	None	None							
Convalescent or nursing homes	2,000 per bed	150	25	None	50	40	10	25	30
Nursery schools	11,250	75	30	None	50	40	10	25	30
Physicians or surgeons office	11,250	75	25	None	50	40	10	25	30
Other professional offices	11,250	75	25	None	50	40	10	25	30
Funeral homes	40,000	270	20	None	50	40	10	25	30
Cider plant, cold storage, ag processing	40,000	270	20	None	50	40	10	25	30
Farms	5 acres	150	None	None	50	40	10	25	30
Churches or other places of worship; convents	40,000	270	None	None	50	40	10	25	30
Parish house or rectory	11,250	75	30	800	50	40	10	25	30
Public or private schools	40,000	270	None	None	50	40	10	25	30
Public buildings	40,000	270	None	None	50	40	10	25	30
R-100									
1-family dwellings	15,000	100	25	1000 per unit	50	40	10	25	30
2-family dwellings	10,000 square feet plus 10,000 square feet per dwelling unit	200	25	1,000 per unit	50	50	20	35	50

WATERFORD CODE

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Multifamily dwellings	10,000 square feet plus 10,000 square feet per dwelling unit	100	25	1,000 per unit	50	50	25	35	50
Public utilities	None	None							
Convalescent or nursing homes	15,000 square feet or 2,000 square feet per bed, whichever is larger	100 feet or 14 feet per bed, whichever is larger							
Nursery schools	11,250	100	25	None	50	40	10	25	30
Physicians' or surgeons' offices	15,000	100	25	None	50	40	10	25	30
Other professional offices	15,000	100	25	None	50	40	10	25	30
Funeral homes	40,000	270	20	None	50	40	10	25	30
Mobile home parks	250,000					40	10	25	30
Individual mobile homes	15,000	100				40	10	25	30
Farms	5 acres	100	50	None		40	10	25	30
Churches or other places of worship; convents	40,000	270	None	None	50	40	10	25	30
Parish house or rectory	15,000	100	25	800	50	40	10	25	30
Public or private schools	40,000	270	50		50	40	10	25	30
Public buildings	40,000	270	50		50	40	10	25	30
R-Rural									
Farms	10 acres	100	50			40	10	25	30
Farm accessory building						50	50	100	50
1-family dwelling and all other permitted uses and all other special permitted uses	2 acres	200	None	None	50	40	25	50	30

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						Front	One Side	Both Sides	Rear
C-1, C-2, C-3, M-1 and M-2									
C-1, C-2 and C-3 1-family	Same as in R-75			900 per unit 900 per unit 900 per unit	Same as in R-75				
C-1, C-2 and C-3 2-family dwelling									
C-1, C-2 and C-3 Multifamily dwelling									
C-1 All commercial permitted and special permitted uses	None	None	None	None	50*	30		(1)	(2)
C-2 All commercial permitted uses and special permitted uses except mobile home parks	None	None	None	None	50	30		(1)	(2)
C-2 Mobile home parks	250,000					30	10	25	30
C-3 All commercial permitted and special permitted uses	None	None	None	None	30	30		(1)	(2)
Cider plant, cold storage, ag processing in M1 and M2 Districts only	40,000	270	20	None	50	40	10	25	30
M-1 permitted uses, including residential uses	None	None	None	None	50	40		(1)	(2)
M-1 special permit uses	None	None	None	None	50	40		(1)	(2)
M-2 permitted uses	None	None	None	None	50	40		(1)	(2)
LC	See § 161-14								
WOD	See § 161-78A to C; density and dimensions shall be the same as the underlying zoning district								

NOTES:

* The Planning Board may allow for zero side yard setbacks where appropriate in the C1 District for commercial uses.

(1) Not contiguous with a residence district, no side yard requirement. If contiguous with a residence district, then 20 feet where it abuts the residence district.

(2) Not contiguous with a residence district, no rear yard requirement. If contiguous with a residence district, then 30 feet where it abuts the residence district.