

ZONING

Town of Olive Schedule of Residence and Business and Industry District Standards

(Standards shown are minimum requirements, unless otherwise indicated)
(Dimensions in feet, unless otherwise indicated)

Standards ²	R/C-10A	R/R-3A	R/E-1A	B/V-1/2 and B/H-1/2
1. Lot area ³ per dwelling unit	10 (acre)	3 (acre)	1 (acre)	½ (acre) ⁴
2. Lot width at main building line	500	300	125	75
3. Lot depth	800	400	150	150
4. Front yard ¹	50	50	50	50
5. Side yard (each)	100	50	25	20
6. Rear yards	100	75	50	50
7. Maximum height:				
Stories	2½	2½	2½	2½
Feet	35	35	35	35
8. Maximum building coverage (all buildings)	3%	5%	15%	30%
9. Required off-street parking spaces	(As required by Article VI)			

NOTES:

¹On streets with less than a fifty-foot right-of-way, the front yard setback shall be measured from the center line of the right-of-way if known, and 25 feet shall be added to the required front yard setback. On streets of unknown right-of-way, the same procedure shall be followed except that measurements shall be taken from the center line of the existing roadway.

²In special permit and site plan review and approval, the Planning Board shall have the authority to modify these standards, in the interest of the public welfare, up to 10%.

³See § 155-8 for permitting smaller lot size.

⁴Minimum lot size for certain commercial uses is ½ acre; residential and certain other uses in these districts require larger lot sizes as per § 155-16.