

## ZONING

### *650 Attachment 2*

#### **Town of Webster**

#### **Table of Dimensional Regulations**

**[Added 10-20-2014 FATM, Art. 14; amended 5-10-2021 ATM by Art. 15; 10-18-2021 FATM by Art. 9]**

	<b>District 1-SFR *1, *4</b>	<b>District 2-ASFR *1, *4</b>	<b>District 3-MFR *2, *4</b>	<b>District 4-B *3</b>	<b>District 5B *4</b>	<b>District 5A Gore Dis *4</b>	<b>District 6-Indus.</b>	<b>District 7-Lake R *4</b>
Minimum Lot Area (square feet)	12,000	43,560	12,000	None	25,000	43,560	43,560	5,000
Minimum Lot Frontage (feet)	50	50	50	50	50	50	50	50
Minimum Front (feet)	30	30	30	10	30	30	0	20
Minimum Side Yard (feet)	15	15	10	0	15	25	0	10
Minimum Rear Yard (feet)	15	15	10	0	15	25	0	10
Irregularity "r" (minimum)	0.4	0.4	0.5	NA	NA	NA	NA	NA
Ratio (floor area ratio to land area)	NA	NA	NA	1 to 1	1 to 2	1 to 2	1 to 2	1 to 2
Maximum Building Height (feet)	3 stories	3 stories	3 stories	4 stories	4 stories	4 stories	4 stories	3 stories

\*1 The minimum width at the building line shall be 50 feet in all residential zones in accordance with § 650-32.

\*2 Two-family dwelling minimum area 12,000 SF with 6,000 SF additional for each additional family unit.

\*3 Residential uses - Please refer to § 650-16: District 3 Regulations.

\*4 Setback building lines to conform to District Regulations..