

ZONING

165 Attachment 3

Town of Georgetown Intensity of Use Schedule

	RA ¹⁷	RB	CA	CB	CC ^{2,11}	IA	IB ¹⁰	RC ³
Minimum Lot Requirements								
Area (1,000) square feet ¹²	15 ¹	40 ⁸	15 ¹	40	80	15 ¹	80	80 ⁹
Depth (feet)	100	150	100	150	200	100	200	200
Frontage (feet)	125	160	50	160	200	125	200	200
Minimum Yard Requirements								
Front (feet) ⁵	20	30	0 ¹⁴	20 ¹³	50	20	50	50
Side (feet)	15	20	0 ⁵	10 ⁶	40 ⁶	10 ⁶	40 ⁶	40
Rear (feet)	10	30	10 ⁵	20 ⁶	30 ⁶	10 ⁶	30 ⁶	50
Maximum Lot Coverage¹¹ (percent of total lot area)	--	--	--	65%	60%	60%	60%	--
Maximum Building Coverage (percent of total lot area) ¹⁶	--	--	60%	30%	30%	30%	30%	--
Landscaped Open Space Required (percent of total lot area) ¹⁵	2,000 square feet	--	--	35% ⁷	40% ⁷	40% ⁷	40% ⁷	--
Maximum Building Height¹⁸ (in stories) (not to exceed in feet)	2.5 35	2.5 35	2.5 40	2.5 40	3 45	2 40	2 40	2.5 35

5 - 10 - 2001

NOTES:

- For multiple-family units or apartments, 10,000 square feet per unit for first two units; 10,000 square feet per unit thereafter. All the required area shall consist of continuous building area (CBA) as defined in § 165-7. [Amended 6-4-1973 ATM, Art. 5 (Amdt. No. 44); 6-11-1990 ATM, Art. 37 (Amdt. No. 82)]
- [Amended 3-19-1973, ATM, Art. 40 (Amdt. No. 43D)]
- [Added 8-10-1970, STM, Art. 1 (Amdt. No. 32)]
- Corner lot shall maintain from yard requirements for each street frontage.
- Increase to 20 feet when abutting a residential district. Required side and rear yards to be landscaped open space. All landscaped open space shall be subject to a site plan review consistent with this Code. [Amended 6-16-1997 ATM, Art. 57 (Amdt. No. 113)]
- Increase to 100 feet buffer zone as defined in § 165-7 when abutting a residential district. If a fire lane is required, it shall not be in the one-hundred-foot strip. [Amended 5-6-1985 ATM, Art. 22 (Amdt. No. 657)]
- A minimum of 15 feet in depth from the front lot line shall be landscaped with the exception of the parcel access and access sightlines. [Amended 5-1-2023 ATM by Art. 15 (Amdt. No. 194)]
- For multiple-family units, 20,000 square feet per unit for first two units; 10,000 square feet per unit thereafter. All the required area shall consist of continuous building area (CBA) as defined in § 165-7. [Amended 6-11-1990 ATM, Art. 37 (Amdt. No. 82)]
- For multiple-family units, 40,000 square feet per unit for first two units; 10,000 square feet per unit thereafter. All the required area shall consist of continuous building area (CBA) as defined in § 165-7. [Amended 6-11-1990 ATM, Art. 37]
- A lot in the IB or CC District shall have a minimum of 40,000 square feet of continuous building area (CBA). The CBA shall not include any freshwater wetland as delineated per Chapter 161, Wetlands Protection, nor any pond or stream. [Amended 5-1-1989 ATM, Art. 20 (Amdt. No. 77)]
- [Amended 5-1-1989 ATM, Art. 19 (Amdt. No. 76); 6-16-1997 ATM, Art. 51 (Amdt. No. 108)]
- In RA, RB and RC Districts, not less than 15,000 square feet of the required area of a lot shall consist of continuous building area (CBA) as defined in § 165-7. [Added 6-10-1991 ATM, Art. 21]
- The primary use in the Commercial B District shall be set back not more than 90 feet from the right-of-way. [Added 6-16-1997 ATM, Art. 50 (Amdt. No. 107)]
- In no instance shall new construction in the Commercial A District result in a building setback of more than 10 feet. [Added 6-16-1997 ATM, Art. 57 (Amdt. No. 113)]
- [Amended 6-16-1997 ATM, Art. 51 (Amdt. No. 108)]
- [Added 6-16-1997 ATM, Art. 51 (Amdt. No. 108)]
- [Amended 6-16-1997 ATM, Art. 56 (Amdt. No. 112)]
- [Amended 6-16-1997 ATM, Art. 58 (Amdt. No. 114)]