

ZONING

125 Attachment 2

Town of Adams Intensity of Use Schedule

	R-1	R-2(g)	R-3(g)	R-4(g)	B-1(a)	B-2	B-3	IP(h)	I	OS
For principal use (for apartments see § 125-12)										
Minimum lot area (sq. ft.)	43,560	21,780(d)	12,000(d)	10,000(d)	0	10,000	10,000	43,560	20,000	2 acres
Minimum lot width (ft.)	175	125	100	75	0	80	80	175	100	200
Minimum lot frontage (ft.)	150	100	90	75	0	65	65	150	85	50
Minimum front yard (ft.)(i)	40	30	30	20	0	30	30	20	20	50
Minimum side yards (ft. each)	40	20	20	10	(b)	15	(b)	20(e)	10(e)	50
Minimum rear yards (ft.)	60	30	25	10	(b)	15	25	20(e)	10(e)	50
Minimum open space (see definition)	70%	70%	50%	50%	0%	25%(c)	20%(c)	25%(c)	25%	85%
Maximum building height (ft.)	30	30	30	30	40	30	30	40	40(f)	15
For accessory use (j) (other than signs)										
Minimum distance from street line (ft.)	40	25	20	20	0	30	10	20	20	50
Minimum distance from side lot line (ft)	30	20	20	10	(b)	(b)	(b)	10	10	20
Minimum distance from rear lot line (ft)	30	20	20	10	(b)	(b)	(b)	10	10	20
Minimum distance from principal building (ft.)	20	10	10	5	10	10	10	10	10	20
Maximum lot coverage	25%	25%	30%	35%	100%	50%	50%	50%	60%	10%

NOTES:

- a. Residential uses shall conform to the requirements of the R-4 District, except in buildings with dwelling units only above street level stores or other permitted business use.
- b. When abutting a residence district, 20 feet. None required elsewhere provided that access to the rear of the structure and space for any required off-street loading or parking can be gained by other means. No yard shall be less than 10 feet wide if provided.
- c. For hotels, motels and motor inns, 500 square feet per sleeping room.
- d. Except twice this area for two-family dwelling.
- e. None required when abutting a railroad right-of-way of at least 20 feet in width or public flood control taking.
- f. Except specialized equipment up to 125 feet under special permit when accessory to a permitted use.
- g. Lots without Town sewer in Zones R-2, R-3 and R-4 must conform to the following:
 - Minimum lot area (sq. ft.) 43,560
 - Minimum lot width (ft.) 175
 - Minimum lot frontage (ft.) 150
 Other dimensional requirements are listed in each district
- h. Minimum tract size for development as an industrial park shall be 10 acres.
- i. Provided that any front yard need only be the average of the depths of the front yards on the abutting lots, considering the front yards of abutting vacant lots as having the minimum permitted. Abutting lots must be located on the same street and on the same side of the street to which the reduction applies, regardless of intersecting streets.
- j. Special permits may be granted by the Zoning Board of Appeals for the installation of structures accessory to permitted residential uses for the reduction of dimensional requirements up to 1/2 what is required for all yards except the front yard, if at a minimum the following are provided: vegetative screening and/or plantings to be in place for visual protection from the abutters; fencing to be provided if vegetation is not possible; no excessive noise to be generated; no overhead enclosures for swimming pools; and reduction does not substantially increase neighborhood density.