

ZONING

350 Attachment 2

Town of Dalton

**Table of Dimensional Requirements
[Amended 9-22-2008 STM by Art. 4]**

Districts	Required Minimum Lot Area (square feet)	Required Minimum Yards ¹				Maximum Coverage		Maximum Height of Building ⁷	
		Frontage (feet) ^{2,3}	Front (feet) ⁵	Side (feet) ⁴	Rear (feet)	Buildings	Total	Stories	Feet
R-1	3 acres	150	35	25	30	20%	30%	2 1/2	40
R-2 ⁶	15,000	100	30	15	25	25%	30%	2 1/2	40
R-3	7,500	70	25	10	20	30%	35%	2 1/2	40
R-4	60,000	150	35	25	30	25%	30%	2 1/2	40
B-1									
Dwelling	15,000	100	30	15	25	25%	30%	2 1/2	40
Other permitted uses	20,000	100	30	10	20	60%	75%	N/R	40
B-2									
Dwelling	7,500	70	25	10	20	30%	35%	2 1/2	40
Other permitted uses	7,500	70	20	10	10	80%	95%	N/R	40
I-1									
Business	20,000	100	30	10	20	60%	75%	N/R	40
Other permitted uses	40,000	150	40	20	30	50%	80%	N/R	60
I-2									
Business	7,500	70	20	10	10	80%	95%	N/R	40
Other permitted uses	10,000	80	20	10	20	70%	90%	N/R	60
PIDD	20,000	70	20	10	10	80%	90%	N/R	60

N/R indicates no requirements.

FOOTNOTES:

- (1) In the case of an undersized or irregular lot existing at the effective date of this bylaw, where the enforcement of the minimum front setback, or side-or rear yard requirements would entail practical difficulty or unnecessary hardship, the Board of Appeals may vary such minimums by a special permit with due regard to the nature and condition of all adjacent structures and uses, and the district within which such lot is located.
- (2) Measured at frontage and required front yard setback line. (See Plate 1 at the end of this chapter.)
- (3) The lot width, as measured at any point between the lot side lines parallel to or concentric with the street line, shall be not less than 75% of the minimum frontage up to a point extending inward from the required front yard building setback line to the buildable portion of the buildable area.

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- (4) For any building on a corner lot, the minimum side yard along the side street shall be 10 feet less than the minimum front yard requirement for that district.
- (5) Where the average front yard of two or more existing buildings on the same side of the street in the same block and within a distance of 150 feet of a lot is greater or less by five feet or more than the required front yard depth, such average front yard shall be the required front yard depth for such lot. Notwithstanding the requirements of Footnote 4, the same regulations apply to the side yard of a corner lot.
- (6) Existing lots in an R-2 District with less than the minimum lot width of 100 feet may be built upon with a minimum side yard requirement of 10 feet.
- (7) The height regulations do not apply to churches, agricultural structures, mixing plants, screening or loading towers for sand or rock, water tanks, ventilators, chimneys, spires, belfries, cupolas, antennae, personal wireless service facilities and towers or other appurtenances usually required to be placed above roof level and not intended for human occupancy.