

# ZONING

## 70 Attachment 1

### Dimensional Schedule Town of Williamstown

[Amended 5-12-1992 ATM, Art. 20; 5-18-2004 ATM, Art. 28;  
5-19-2009 ATM, Art. 32; 5-21-2013 ATM, Arts. 32, 33, 35; 5-16-2023 ATM, Art. 24]

#### § 70-4.3. DIMENSIONAL SCHEDULE

DISTRICT	MINIMUM LOT AREA	MINIMUM FRONTAGE (feet)[1]	MINIMUM YARDS (FEET)			MAX % BUILDING COVERAGE	MIN % OPEN SPACE
			FRONT <sup>2</sup>	SIDE	REAR		
Rural Residence 1	5 acres	300	100	100	100	–	85
Rural Residence 2	2-1/2 acres <sup>3</sup>	150	50	25	25	–	50
Rural Residence 3	2-1/3 acres <sup>3</sup>	200	50	25	25	–	50
General Residence	10,000 s.f.	66	30	15	15	20	–
Limited Business	–	–	30	15 <sup>5</sup>	15 <sup>5</sup>	50	–
Southern Gateway	2 acres	200	50	25	25	–	50
Village Business	–	–	-	<sup>5</sup>	<sup>5</sup>	–	–
Planned Business	20,000 s.f.	125	30	15 <sup>5</sup>	15 <sup>4</sup>	30	–
Limited Industrial	–	–	150 <sup>11</sup>	50 <sup>8</sup>	50 <sup>8</sup>	30	
Business Campus <sup>9</sup>	2-1/2 acres	150	50	25	25	20 <sup>10</sup>	50

<sup>1</sup> Measured at the street line, except that for a lot fronting on the outside of a street having center-line radius of 125 feet or less, minimum street frontage shall be 80 feet, and the distance measured from side lot line to side lot line at the required building setback line shall be at least equal to the required frontage for the district in which it is located.

<sup>2</sup> 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 or an intersecting street as having the minimum front yard permitted. Front yards must be maintained on each street the lot abuts.

<sup>3</sup> Except five acres for all uses (except public utility or communications facilities) which require a special permit from the Board of Appeals.

<sup>4</sup> Except for residential buildings in SMRD, 50 feet where abutting a residential district. At other locations, may be reduced to zero for party wall or similar construction, provided that satisfactory provisions have been made for access to all parts of the premises for public service and emergency vehicles.

<sup>5</sup> Twenty feet where abutting a residential district, exempting those properties which have frontage on Spring Street. At other locations, may be reduced to zero for party wall or similar construction, provided that satisfactory provisions have been made for access to all parts of the premises for public service and emergency vehicles.

<sup>6</sup> Fifty feet where abutting a residential district.

<sup>7</sup> One hundred feet where abutting a residential district.

<sup>8</sup> Except 150 feet where abuts a residential district.

<sup>9</sup> For uses requiring special permits, see also § 70-3.4B.

<sup>10</sup> Applies to individual lot. The site area limit is 5%, as provided at § 70- 3.4B(2).

<sup>11</sup> Except 50 feet within the interior of an industrial park as defined in § 70-9.2.