

ZONING

230 Attachment 1

Town of Georgetown

Height, Area and Bulk Requirements

[Amended 1-12-2000 by Ord. No. 00-01-01; 11-8-2001 by Ord. No. 2001-4; 12-10-2003 by Ord. No. 2003-10; 3-10-2010 by Ord. No. 2010-2]

Height, area and bulk requirements for the various districts shall be as indicated in the chart below, together with other height, area and bulk requirements contained in the Zoning chapter. The below-listed table is a quick reference table only for each applicable zoning, and the information in each specific zoning as well as other areas related to any requirements must be adhered to throughout the Code.

District	Maximum Height		Minimums					
	(feet)	(stories)	Area of Lot (feet)	Width of Lot (feet)	Depth of Lot (feet)	Width of Side Yard (feet)	Depth of Rear Yard (feet)	Depth of Front Yard (feet)
UR1 – Urban Residential	35	3	7,200 ²	60 ²	120 ²	10	10	25
UR2 – Medium Residential	35	3	10,000	75 ²	100 ²	10	10	25
UR3 – Neighborhood Residential	35	3	10,000	75	100	10	10	25
MR1 – Multifamily Residential	35	3	4,840/unit	None	100	20 ³	25 ³	25 ³
MR2 – Townhouse Residential	35	3	4,840/unit	None	100	10	10	25
UB1 – Urban Business ¹	35	3	None	None	None	None	None	None
UB2 – Neighborhood Business	24	2	7,200 ²	60 ²	120 ²	10	10	25
UB3 – Professional Business	24	2	7,200 ²	60 ²	120 ²	10	10	25
HC – Highway Commercial ¹	55	5	None	None	None	10 ⁴	10 ⁴	40 ⁴
LI1 – Limited Industrial ¹	35	3	None	None	None	20	20	50
LI2 – Light Industrial ¹	55	5	None	None	None	20	20	40
HD – Historic ¹	35	3	None	None	None	None	None	None
ED – Education ¹	55	5	None	None	None	10	10	100
AR1 – Agricultural Residential	35	3	5 acres	300	120	20	50	25

NOTES:

¹ Single-family dwellings shall meet the minimum and maximum requirements of the UR1 – Urban Residential District.

² Lot depth or width may be reduced by the Planning Commission on cul-de-sac or dead-end streets, and lot area may be increased by the Planning Commission in major or minor subdivisions, and lot depth reduced to a minimum of one-hundred-foot depth.

³ Front yard, rear yard and side yard setbacks are increased to 50 feet along state- and Town-maintained roads.

⁴ A one-hundred-foot setback from single-family residential structures in single-family residential districts is required but may be reduced to 25 feet with approved buffer as determined by the Planning Commission.