

ZONING

240 Attachment B5

APPENDIX B

Schedules B1 and B2 (§ 240-28)

Schedule of Bulk Regulations and Coverage Limitations

[Amended 9-18-2024 by L.L. No. 6-2024; 7-2-2025 by L.L. No. 4-2025]

NOTES

- 1 With both public water and sewer: 40,000 square feet; with either public water or sewer:
60,000 square feet; with private well and septic system: 80,000 square feet.
- 2 The Planning Board may approve a density of six to 12 dwelling units per acre. The
Planning Board, in its discretion, may approve a minimum lot size of 4,000 square feet
for single-family residential units and a minimum lot size of 1,650 square feet for
townhomes, but under no circumstances shall the maximum number of dwelling units
exceed an overall density of 12 per acre. Under no circumstances may more than five
single-family residential units on lots less than 6,000 square feet be permitted in a row
without being broken up in a manner deemed appropriate by the Planning Board, e.g., by
a different unit/building type, landscaping, open space or some number of larger lots.
- 3 The minimum dimension of square on a lot may be reduced in accordance with § 240-32,
Open space subdivisions.
- 4 Minimum frontage may be reduced to 50 feet on the circular end of a cul-de-sac.
- 5 See § 240-26P for exceptions.
- 6 The required front yard for a residential property fronting on a Town road is measured as
follows: The smaller number shall represent the required front yard as measured from the
front lot line. The larger number shall represent the required front yard as measured from
the center line of the Town road. Both measurements must be satisfied.
- 7 See Schedule B4.
- 8 See Schedule B3.
- 9 The Planning Board may approve a zero-foot rear yard.
- 10 Townhouses and apartments are excluded from this requirement.
- 11 Only finished year-round livable floor area, measured from the inside surface of exterior
walls and having a ceiling height of 7 1/2 feet, is counted. Any such floor area, other than
a ground floor, must have access thereto by a permanent inside stairway to be included.
- 12 In the event that both public water and sewer is available, a minimum front yard of 20
feet may be allowed and/or a maximum lot coverage of 70% may be allowed in the
discretion of the Planning Board.
- 13 If lot is nonconforming, see § 240-29G(1).
- 14 Principal structures shall in no case have less than 25 feet between buildings.
- 15 Proposed structures shall have 25 feet between structures in all cases.
- 16 Development is part of an open space subdivision (§ 240-32). No further subdivision is
permitted.
- 17 A maximum of 80 feet is permitted for light poles and light towers.