

# ZONING

## 205 Attachment 2

### Town of Westminster Land Space Requirements Chapter 205, Zoning

[STM 11-2-1978 by Art. 4; 10-10-1995 by Art. 17; 10-12-1999 by Art. 15; STM 6-18-2001 by Art. 5; 5-5-2012 by Art. 45;  
ATM 5-7-2016 by Art. 38; ATM 5-6-2017 by Art. 36; 11-19-2019 STM by Art. 17]

Zoning District	Minimum Lot Size (square feet)	Minimum Lot Frontage (feet)	Minimum Yard Depth <sup>2</sup>			Maximum Building		Maximum Percentage of Lot Coverage
			Front <sup>1,4,5</sup> (feet)	Rear <sup>1,4</sup> (feet)	Side <sup>1,4</sup> (feet)	Stories	Height <sup>3</sup> Feet	
Residence Districts								
R-I	50,000	150 <sup>4</sup>	25	20	15	2½	35	20% <sup>4</sup>
R-II	60,000	175 <sup>4</sup>	30	20	15	2½	35	20% <sup>4</sup>
R-III	86,000	200	30	20	15	2½	35	20%
Commercial Districts								
C-I	40,000	150	40	40	20 <sup>6</sup>	2	30	--
C-II	10,000	100	25	20	20 <sup>6</sup>	2	30	--
VC <sup>7</sup>	7,500	50	15	20	10 <sup>6</sup>	2	30	80%
Industrial Districts								
I-I	40,000	150	25	50	25 <sup>8</sup>	4	50	65%
I-II	40,000	100	20	30	25 <sup>8</sup>	4	50	65%
Floodplain and/or Wetland Protection Districts <sup>9</sup>								

**NOTES:**

<sup>1</sup> Lots that are zoned for industry shall maintain a twenty-foot nondisturbed vegetated buffer along any lot line that abuts a property used for residential purposes.

<sup>2</sup> On lots abutting streets on more than one side, the front yard requirements shall apply to each of the abutting streets.

<sup>3</sup> These height restrictions shall not apply to chimneys, water towers, skylights and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy. Note that the height of wireless communications towers and associated facilities shall comply with the requirements of § 205-39.2, and the height of wind power generation facilities shall comply with the requirements of § 205-39.3.

<sup>4</sup> See Article IX, § 205-37 (Apartments and attached dwellings) for the dimensional requirements that apply to apartments and attached dwellings.

<sup>5</sup> A dwelling need not be set back more than the average of the setbacks of dwellings on the lots adjacent to either side. If a vacant lot exists on one side, it shall be considered as a dwelling set back the depth of the required front yard.

<sup>6</sup> Except there is no requirement when the side of a building abuts another building.

<sup>7</sup> See also § 205-38D, Additional dimensional requirements.

<sup>8</sup> Except 50 feet when abutting a residential zone.

<sup>9</sup> Floodplain restrictions are set forth in Article XI.