

ZONING

B Attachment 2

Town of Cumberland

Dimensional Requirements in a Conservation Development

Utilities	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet) ¹	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Minimum Side Yard (feet)	Maximum Lot Coverage (percent)	Maximum Bldg. Height (feet)
Single-family dwelling							
Both water facilities and public sewers	10,000	80	25	30	10	30%	35
Water facilities or public sewers, but not both	20,000	100	30	30	10	20%	35
No water facilities or public sewers	30,000	125	30	40	10	20%	35
Two-family dwelling²							
Both water facilities and public sewers	15,000	80	25	30	10	40%	35
Water facilities or public sewers, but not both	30,000	125	30	40	20	20%	35
No water facilities or public sewers	40,000	150	30	40	20	10%	35
Multifamily Dwelling (in R-2 and R-3 Zones only)³							
Both water facilities and public sewers	3,000 per unit	—	—	—	—	50%	35
Water facilities or public sewers, but not both	6,000 per unit	—	—	—	—	30%	35

NOTES:

¹ The Planning Board may allow, as a waiver, modifications to the above lot frontage and width for lots in a conservation development, as provided in § 11-6 below.

² A two-family dwelling consists of a structure containing two households living independently of each other.

³ A multifamily dwelling consists of either an apartment building or a structure containing multiple single-family attached units. Lot frontage and setbacks shall be those required in Article 5, or for developments on land which is commonly owned, as determined by the Planning Board.