

ZONING

340 Attachment 2

Town of Johnston Table of Dimensional Regulations [Amended 7-14-1997 by Ord. No. 999; 11-10-2003 by Ord. No. 2003-15; 10-11-2011 by Ord. No. 2011-3; 4-9-2012 by Ord. No. 2012]

Residential Districts and Use	Minimum Lot ⁵ (square feet)	Minimum Lot Width and Frontage ^{1,5} (feet)	Minimum Yard Depths ⁵			Maximum Height ⁶		Maximum Building Coverage ⁵ (%)
			Front (feet)	Each Side (feet)	Rear (feet)	Main Structures (feet)	Accessory Structures (feet)	
Residence R-40								
Single-family dwelling	40,000	140	40	35	75	30	25	15%
Nursery, greenhouse, crop or animal raising	120,000	200	40	35	75	30	25	10%
Other permitted use or by special use permit	40,000	140	40	35	75	35	35	15%
Residence R-20								
Single-family dwelling	20,000	120	30	25	50	30	15	20%
Nursery, greenhouse, crop or animal raising	60,000	150	35	30	60	30	25	10%
Other permitted use or by special use permit	20,000	120	30	25	50	35	35	20%
Residence R-15								
Single-family dwelling	15,000	100	25	See Note 2	45	30	15	25%
Other permitted use or by special use permit	15,000	100	25	See Note 2	45	35	35	25%
Residence R-10								
Single-family dwelling	10,000	100	25	See Note 3	40	30	15	25%
Two-family duplex dwelling	15,000	150	25	See Note 3	40	30	15	25%
Two-family dwelling	12,000	120	25	See Note 3	40	35	15	25%
Multifamily dwelling (subject to and in accordance with the requirements of Article IX)	See Article IX for dimensional regulations and other requirements.							
Other permitted use or by special use permit	10,000	100	25	See Note 3	40	35	35	25%
Residence R-7								
Single-family dwelling	7,000	70	20	See Note 4	35	30	15	25%
Two-family duplex dwelling	12,000	120	20	See Note 4	35	30	15	25%
Two-family dwelling	8,500	85	20	See Note 4	35	35	15	25%
Multifamily dwelling (subject to and in accordance with the requirements of Article IX)	See Article IX for dimensional regulations and other requirements.							
Other permitted use or by special use permit	7,000	70	20	See Note 4	35	35	35	25%
Maximum building height for all R Districts shall be 35 feet except that towers, silos, chimneys, and similar vertical elements may exceed the maximum height, provided that any such vertical element shall be set back from any lot line one additional foot for each foot by which it exceeds the maximum building height limit for the district.								

NOTES:

- ¹ Lot width and frontage shall be continuous, not interrupted by any other lot and on a Town-accepted road.
- ² Twenty feet plus two feet for each five feet of building height over 25 feet.
- ³ Fifteen feet plus two feet for each five feet of building height over 25 feet.
- ⁴ Ten feet plus 1.5 feet for each five feet of building height over 25 feet.

- ⁵ The provisions of this table notwithstanding, for the purposes of calculating minimum lot size, minimum lot frontage, minimum lot width, minimum yard dimensions, maximum building coverage, and the maximum number of lots or dwelling units permitted in a conservation development in any zoning district where permitted, the provisions of §§ 340-145 through 340-151 shall apply.

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⁶ The height of a wireless telecommunications facility shall be in accordance with Article XXIII, entitled "Wireless Telecommunications Facilities."

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Business and Industrial District and Use	Minimum Distance of Structure from Residential Zone Boundary (feet)	Minimum Yard Depths			Maximum Building Coverage (%)	Maximum Building ² Height (feet)
		Front (feet)	Side ¹ (feet)	Rear ¹ (feet)		
Neighborhood Business-B-1						
Any permitted use or by special use permit	40	20	20	35	40%	30
General Business-B-2						
Any permitted use or by special use permit	50	40	40	40	40%	35
Interchange Business-B-3	See Article XIV.					
Industrial I						
Any permitted use or by special use permit	100	50	50	50	40%	40
Industrial I-S						
Any permitted use or by special use permit	100	50	50	50	40%	40
Industrial I-L						
Any permitted use or by special use permit	150	50	50	50	40%	40

NOTES:

¹ Minimum side yard and minimum rear yard depth may be decreased to zero where adjacent lots or land parcels are to be combined for the purpose of simultaneous development of one large structure or of interconnected structures as part of a planned integrated commercial or industrial development.

² Towers, chimneys and similar vertical elements may exceed the maximum height specified for the district, provided that any such vertical element shall be set back from any lot line one additional foot for each foot by which it exceeds the maximum building height limit for the district.