

# 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 <sup>5</sup><br>(square feet)                          | Minimum Lot Width and Frontage <sup>1,5</sup><br>(feet) | Minimum Yard Depths <sup>5</sup> |                     |                | Maximum Height <sup>6</sup> |                                | Maximum Building Coverage <sup>5</sup><br>(%) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------|----------------------------------|---------------------|----------------|-----------------------------|--------------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                      |                                                                    |                                                         | Front<br>(feet)                  | Each Side<br>(feet) | Rear<br>(feet) | Main Structures<br>(feet)   | Accessory Structures<br>(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:**

<sup>1</sup> Lot width and frontage shall be continuous, not interrupted by any other lot and on a Town-accepted road.

<sup>2</sup> Twenty feet plus two feet for each five feet of building height over 25 feet.

<sup>3</sup> Fifteen feet plus two feet for each five feet of building height over 25 feet.

<sup>4</sup> Ten feet plus 1.5 feet for each five feet of building height over 25 feet.

<sup>5</sup> 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.

## JOHNSTON CODE

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

## ZONING

| Business and Industrial District and Use   | Minimum Distance of Structure from Residential Zone Boundary (feet) | Minimum Yard Depths |                          |                          | Maximum Building Coverage (%) | Maximum Building <sup>2</sup> Height (feet) |
|--------------------------------------------|---------------------------------------------------------------------|---------------------|--------------------------|--------------------------|-------------------------------|---------------------------------------------|
|                                            |                                                                     | Front (feet)        | Side <sup>1</sup> (feet) | Rear <sup>1</sup> (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:

<sup>1</sup> 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.

<sup>2</sup> 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.