

ZONING

340 Attachment 4

Town of North Smithfield

Table 1 — Dimensional Requirements in a Conservation Development

Utilities	Min. Lot Area (square feet)	Min. Lot Frontage and Width (feet)	Min. Front Yard Depth (feet)	Min. Rear Yard Depth (feet)	Minimum Side Yard (each side) (feet)	Maximum Building Coverage (percent)
Single-Family Dwelling						
Both public water and sewer	15,000	85	25	30	15	30
Either sewer/no water OR Water/no sewer but not both	20,000	REA-120=140 RA-65=120 RS-40=100	25	30	15	20
No water or sewer ISDS and well located on lot	30,000	REA-120=180 RA-65=120 RS-40=100	24	32	15	15
Two-Family Dwelling						
Both public water and sewer	20,000	RA-65=145 RS-40=120 RU-20=100	30	32	15	30
Either sewer/no water OR Water/no sewer but not both	30,000		30	32	15	20
No water or sewer ISDS and well located on lot	40,000		30	32	15	15