

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 |