

ZONING

210 Attachment 2

**Town of Highlands
Schedule II
Table of Dimensional Regulations
Residence Districts**

[Amended 5-15-1989; 5-24-1989; 7-9-1991; 9-24-2007 by L.L. No. 4-2007; 4-12-2010 by L.L. No. 2-2010]

Specifications	R-1 Mountain Residence	R-2 Single- Family Residence	R-3 Single- Family Residence	R-4 Single- and 2-Family Residence	R-5 Apartment Residence	R-6 Apartment/Motel Residence (Town only)	R-MHC Mobile Home Court (Town only)	R-1-R Riverside Residence ⁴
Lot area ¹ (minimum square feet)	40,000 ²			5,445	5,000	5,000	150,000	40,000 ⁵
Under 11% natural grade				5,445	5,000	5,000	150,000	
11% to 20% natural grade	60,000 ²	20,000	7,500	5,445	5,000	5,000	150,000	
Over 20% natural grade	80,000 ²			5,445	5,000	5,000	150,000	
Lot area (minimum per dwelling unit by square feet)	Same as above	Same as above	Same as above		2,500	2,500	4,000	40,000 ⁵
Dwelling, townhouse					5,445			
Dwelling, apartment					3,630			
Lot coverage (percent of total lot area occupied by main and accessory buildings)								10%
Under 11% natural grade	25			35	35	45	35	
11% to 20% natural grade	20	20	30	35	35	45	35	
Over 20% natural grade	15			35	35	45	35	
Lot width (feet)	100	90	75	50	150	150	200	100
Height (maximum)								
Feet	35	35	35	35	35 ³	35 ³	35	35
Stories								2½
Yards (minimum feet)								
Front	45	45	30	20	20	20	50	45
Side: any one	20	20	10	10	10	10	25	20
Side: total for both on interior lot	40	40	25	18	18	18	50	40
Side: abutting side street on corner lot	45	45	30	20	20	20	50	45
Side: dwelling, townhouse					0			
Rear	45	45	30	25	25	25	25	45

NOTES:

¹ Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the municipality.

² If the property is serviced by the municipal sanitary sewer system, the minimum lot area per dwelling unit is 30,000 square feet.

HIGHLANDS CODE

³ New multiple dwellings in the R-5 and R-6 Districts may be permitted to have a maximum height of 45 feet where determined to be appropriate as part of the special exception use authorization pursuant to § 210-10D(8).

⁴ R-1-R, Riverside residence, was added 5-15-1989.

⁵ If property is serviced by the municipal sanitary sewer system, the minimum lot area per dwelling unit is 20,000 square feet. The construction of the principal building on the lot shall be prohibited in areas with slopes equal to or greater than 20%. Dwelling units and all other buildings constructed shall be located on the property in such a manner as to preserve the greatest amount of existing vegetation as possible. To achieve these objectives, the Planning Board shall review and regulate proposed development by the process of site plan approval as set forth in § 210-21, except that one- and two-family dwellings shall also require site plan review and approval in accordance with the provisions thereof. Any lot in the R-1-R District must contain a minimum of 40,000 square feet (20,000 square feet if sewerred) exclusive of the following proportions of any environmentally sensitive lands:

Environmentally Sensitive Lands	Usable Development Potential
Very steep slopes (25% to 35%)	50%
Extremely steep slopes (35%)	25%
Wetlands	25%
Areas of special flood hazard	25%