

SPACE AND BULK STANDARDS

March 12, 2019

This list is for general information only. It is necessary to check the Zoning Ordinances for actual requirements, special conditions, or other modifying or limiting factors.

	AR	SR	RR	UR	VC	CB****	IB****
Net Residential Density	1 U per 3 ac & 1 ADU	1 U per 1 ac & 1 ADU	1 U per 1 ac & 1 ADU	1 U per 10,000 sf* & 1 ADU	1 U per 5,000 sf		
Minimum Lot Size	3 Acres	1 Acre	1 Acre	½ Acre*	¼ Acre	2 Acres	2 Acres
Min. Lot per Dwelling	3 Acres						
Street Frontage	250 feet	150 feet	150 feet	75 feet	50 feet	275 feet	275 feet
Front Setback	50 feet	25 feet	25 feet	25 feet	**	50 feet	50 feet
Side Setback	15 feet	15 feet	15 feet	15 feet	None***	30'+1' per Ft. Ht.	35'+1' per Ft. Ht.
Rear Setback	15 feet	15 feet	15 feet	15 feet	None***	30'+1' per Ft. Ht.	35'+1' per Ft. Ht.
Non-residential Setback	30'+1' per Ft. Ht.						
Maximum Height:							
Residential-Principal	35 feet	35 feet	35 feet	55 feet	55 feet	55 feet	55 feet
Non-residential / Accessory Buildings	55 feet	55 feet	55 feet	55 feet	55 feet	55 feet	55 feet

AR = Agricultural Residential	UR = Urban Residential	IB = Industrial Business
SR = Suburban Residential	VC = Village Center	U = Unit
RR = Rural Residential	CB = Commercial Business District	

* This is applicable only to lots that have access to and are connected to both Town Water and Wastewater. Otherwise the maximum net residential density will be one dwelling unit per acre and the minimum lot size will be one acre.

** Minimum Front Setback uniform with buildings on street.

*** None except where residential buffer applies.

**** CIBO – Commercial Industrial Business Overlay District – The type of use proposed will determine which district standards will apply. If the use is Industrial, the IB standards (Sec. 2.08) apply, if it is Commercial, the CB standards (Sec. 2.07) will apply.

{This Space & Bulk Standards to supersede 2013 to include ADUs in AR, SR, RR and UR}