

SECTION 11 - DIMENSIONAL REQUIREMENTS

A. The following standards shall be required for single family dwellings and associated accessory uses and structures within Residence Zones, except as expressly permitted by Sections 6A.13, 6A.14, 7C, 7D, and 11D, respectively, of these Regulations:

Zone	Min. Lot (Sq. Ft.)	Min. Lot Frontage (Ft.) ¹	Min. Front Yard (Ft.)	Min. Side Yard (Ft.) ²	Min. Rear Yard (Ft.)
R - 1	40,000	200	35	25	40
R - 2	40,000	200	35	25	40
R - 3	22,500	150	35	10	30

Zone	Maximum Building Height (Feet) ³	Minimum Dwelling Unit Floor Area (Square Feet)	Maximum Lot Coverage (%)	Maximum Impervious Coverage (%)
R - 1	35 (or 2.5 stories)	One-story: 1000 Others: 810 (Foundation) 1200 (Total)	15	20
R - 2	35 (or 2.5 stories)	One-story: 1000 Others: 810 (Foundation) 1200 (Total)	15	20
R - 3	30 (or 2.5 stories)	One-story: 810 Others: 1000	15	20

¹For a corner lot, this requirement must be satisfied along one existing public street.

²For any side yard that abuts an existing or future public street the minimum side yard shall be equal to the minimum front yard required for the zone.

³Whichever is less, the height in feet or the number of stories.

B. The following standards shall be required for all two-family dwellings and associated accessory uses and structures within Residence Zones, except as expressly permitted by Sections 6A.13, 6A.14, 7C, 7D, and 11D, respectively, of these Regulations:

Zone	Min. Lot (Sq. Ft.)	Min. Lot Frontage (Ft.) ¹	Min. Front Yard (Ft.)	Min. Side Yard (Ft.) ²	Min. Rear Yard (Ft.)
R-1	60,000	300	35	40	40
R-2	60,000	300	35	40	40

Zone	Max. Bldg. Ht. (Ft.) ³	Min. Floor Per Dwelling Unit (Sq. Ft.) ⁴	Max. Lot Coverage (%)	Max. Imperv. Coverage (%)
R-1	35 (or 2.5 stories)	One-Story: 860; Others: 1000	15	20
R-2	35 (or 2.5 stories)	One-Story: 860 Others: 1000	15	20

¹For a corner lot, this requirement must be satisfied along one existing public street.

²For any side yard that abuts an existing or future public street the minimum side yard shall be equal to the minimum front yard required for the zone.

³Whichever is less, the height in feet or the number of stories.

⁴Areas for heating equipment, garages, bay windows, outside vestibules and open porches shall not be included.

C. The following standards shall be required within Business (GB, NB, RMUZ) and Industrial (I & GMUIZ) zones

Zone	Min. Lot Area (Sq. Ft.)	Min. Lot Frontage (Ft.) ¹	Min. Front Yard (Ft.)	Min. Side Yard (Ft.) ²	Min. Rear Yard (Ft.)
GB	40,000	See § 11.J	35	See § 11.K	See § 11.K
NB	40,000	See § 11.J	35	See § 11.K	See § 11.K
I	40,000	200	35	30 but see § 11.M	10 but see § 11.M
GMUIZ	120,000	See § 11.J	See Build To Line requirement of §9B.8.a	See § 11.K	See § 11.K
RMUZ	80,000	See § 11.J	See Build To Line requirement of §8C.7.a.1	See § 11.K	See § 11.K

Zone	Max. Bldg. Ht. (Ft.) ³	Min. Floor Area (Sq. Ft.)	Max. Lot Coverage (%)	Max. Imperv. Coverage (%)
GB	40 (or 3 Stories)	600 (Grd. Flr.)	25	65
NB	35 (or 2.5 stories)	600 (Grd. Flr.)	20	50
I	45	1000(Grd. Flr.)	25	65
GMUIZ	40 (or 3 Stories)	600 (Grd. Flr.)	25 (See § 11.N)	50 (See § 11.N)
RMUZ	35 (or 2.5 stories)	600 (Grd. Flr.)	25 (See § 11.N)	50 (See § 11.N)

D. Accessory Buildings

Front and side yard requirements for accessory buildings shall be the same as for the principal building. In R-1 and R-2 zones, the minimum rear yard requirement for accessory buildings shall be twenty-five feet. In the R-3 zone, the minimum rear yard requirement for accessory buildings shall be ten feet.

In the R-1 and R-2 zones, including lots in Open Space Conservation Developments, one shed per property may be located as close as ten feet to a side or rear property line, provided that no principal building on the land adjacent to that property line is located within the minimum yard area along that property line. The front yard requirement

¹ For a corner lot, this requirement must be satisfied along one existing public street.

² For any side yard that abuts an existing or future public street the minimum side yard shall be equal to the minimum front yard required for the zone.

³Whichever is less, the height in feet or the number of stories.

for sheds shall be the same as for the principal building. Other sheds shall be located in accordance with the requirements of the previous paragraph.

E. Encroachment

Cornices, eaves, gutters, entrance steps, basement hatchways and chimneys may encroach no more than two feet within a required yard area.

F. Rear Lots

1. Purpose: Irregular or Rear Lots, sometimes known as “flag lots”, are unconventional and pose a number of potential problems compared to standard lots. They are difficult to find and access in an emergency; increase the density of neighborhoods, and can reduce the level of privacy that homeowners have come to expect in abutting established backyards and side yards. To limit their use to only the most appropriate locations, and ensure that they are both safe and have minimal impact on their neighboring properties, review is required by the Commission.

The following provisions are intended for use when, after laying out lots within a subdivision in accordance with the dimensional requirements of these Regulations, some “leftover” land remains. Accordingly, these provisions are meant as a last resort in the design of a lot, and as such are to be employed sparingly, and not as a common design technique.

Applications under this Section shall be considered as special situations, each requiring individual justification by the applicant. The burden of proof shall be on the applicant to demonstrate no adverse effects on surrounding properties.

2. Rear Lots shall be permitted only in the R-1 zone in subdivisions of four (4) lots or more. A Rear Lot shall not be created by a first or free cut. The number of Rear Lots shall not exceed one (1) lot for every four (4) lots contained within a subdivision, as it is originally divided, and any Resubdivision thereof. Rear Lots shall comply with all requirements of this Section 11F.
3. An access strip/frontage for a Rear Lot shall:
 - a. Be at least 50 feet wide at its narrowest point including frontage exiting to a public street.
 - b. Be owned in fee as part of a single parcel comprising the Rear Lot.
 - c. Contain only one (1) driveway.
 - d. Provide access for one (1) lot only.
 - e. Be separated by a minimum distance of 400 feet from any other Rear Lot access as measured along any public street.
4. Rear Lots shall:
 - a. Contain at least a minimum lot area of 80,000 square feet, exclusive of any access strip area. In computing such lot area, the access strip extending from the front lot line to the public roadway shall not be counted towards satisfying the lot area requirement.
 - b. The front, side and rear yard setbacks shall be a consistent perimeter of 85 feet from the property lines.
 - c. The design of the rear lot shall be such that a rectangle of 200 feet by 400 feet can be placed within the parcel lines of the rear lot.
 - d. No more than one (1) rear lot shall be permitted to abut any other rear or interior lot created by a prior subdivision or first cut.

5. Driveways serving Rear Lots shall:
 - a. Meet the Town Driveway Specifications.
 - b. Be located generally in the center of the 50-foot strip subject to the needs of topography.
6. It is not the intention to allow the creation of lots behind other existing properties which would change the characteristics of the neighborhood. The Commission may require a landscape buffer where necessary within the lot and along the access way to ensure that any new development will be in harmony with the surrounding areas and protect existing homes.

G. Cul-de-sac Lots

Where a portion or all of a lot is located along the main circular curve of the turnaround area for a permanent cul-de-sac street that will not be further extended, the minimum lot frontage may be measured along a building line parallel or concentric with the street line. The distance between the street line and the building line used to measure the lot frontage must be specified and must be at least 35 feet. This building line shall be the front building line for the lot and no building may be located between the front property line and the front building line.

See the cul-de-sac drawing in the appendix.

H. Frontage in Business Zones

The minimum lot frontage in the General Business and GMUIZ Zones shall be 200 feet, and the minimum lot frontage in the Neighborhood Business and RMUZ Zones shall be 150 feet, provided that the Commission may, by Special Permit, allow a lesser frontage where all of the following conditions exist:

- a. Driveways curb cuts in the General Business and GMUIZ Zones are no less than 200 feet from any other driveway curb cut located on the property or on an adjacent property. Driveways curb cuts in the Neighborhood Business and RMUZ Zones are no less than 150 feet from any other driveway curb cut located on the property or on an adjacent property.
- b. Two or more adjacent lots are under separate ownership but having a combined frontage of at least 200 feet, with combined parking lots and driveway curb cuts and perpetual cross easements that provide for the maintenance of parking areas, driveways, landscaping, and illumination; and provide cross easements for signs at the driveway curb cuts such that all business located on the lots shall share a single Ground Sign for the entire development.

I. Side and Rear Yards in Business Zones

The minimum side and rear yards in the General Business and GMUIZ Zones shall be 25 feet, or equal to the height of the principal building at its tallest point, whichever is greater. The minimum side and rear yards in the Neighborhood Business and RMUZ Zones shall be 25 feet, except that the side and rear yards shall be 50 feet where

abutting a Residential Zone. The Commission may, by Special Permit, allow for a reduction in side yards where all of the following conditions are met:

- a. One or more adjoining lots are designed as a single site, with combined parking lots and driveway curb cuts and perpetual cross easements that provide for the maintenance of parking areas, driveways, landscaping, and illumination.
- b. The buildings have been designed, or existing buildings will be modified, such that the buildings on the combined site are of a harmonious architectural style, illumination, roof line, and landscaping pattern.
- c. The signage is of uniform design throughout the entire combined site, having the same basic size, shape, mounting method and location, and type of illumination. There shall be a single ground sign identifying the driveway curb cut, with cross easements for each owner to install and maintain its own message on such ground sign.
- d. There shall be no reduction in side yards except for the interior lot lines between the lots which are submitted for unified site, building, access, and sign designs in accordance with this section, and not on the side of any lot adjacent to a parcel that is not included in such overall unified plan.

J. Minimum Landscaped areas in Business and Mixed Use Zones

No less than 25% of the lot in any General Business and GMUIZ Zone, and no less than 30% of the lot in any Neighborhood Business and RMUZ Zone, shall be landscaped with grass, trees, shrubs, or other ornamental plantings. Such landscaped areas may include benches and other ornamental street furniture, but sidewalks and outdoor dining or display areas shall not be counted as landscaping.

K. Side and Rear Yards in Industrial Zone

The minimum side and rear yard in the Industrial Zone shall be 50 feet where abutting a Residential Zone.

L. Maximum Lot Coverage and Maximum Impervious Coverage in GMUIZ and RMUZ zones.

In connection with Unified Village-style Developments encompassing multiple lots, the Commission may allow a greater maximum lot coverage and / or maximum impervious coverage on one or more lots provided the overall coverage of the combined lots conforms to these regulations.