

LOT, BUILDING, AND HEIGHT SCHEDULE

Zone	Min. Lot Area (Sq. Feet)		Min. Lot Width (Feet)		Min. Lot Depth (Feet)		Min. Lot Frontage	Max. Bldg Height (Feet)
	Septic	Sewer	Septic	Sewer	Septic	Sewer		
R-1	60,000	20,000	150	125	200	125	100	30
R-2	60,000	40,000	150	150	200	175	100	30
R-3	65,000	45,000	150	150	200	175	100	30
R-4	85,000	85,000	150	150	200	200	100	30
C	40,000		150		175		100	35
I	40,000		150		175		100	45
PO/R	20,000		150		125		100	30
DD	217,800		150		175		100	50
VC	20,000		150		150		100	30

YARD SETBACKS AND LOT COVERAGE SCHEDULE

Zone	Max Lot Coverage %		Front Setback (Ft)		Side Setback (Ft)		Rear Setback (Ft)	
	Septic	Sewer	Septic	Sewer	Septic	Sewer	Septic	Sewer
R-1	10	20	50	25	25	15	50	25
R-2	10	10	50	50	25	25	50	50
R-3	10	10	50	50	25	25	50	50
R-4	10	10	50	50	25	25	50	50
C	60		50		25		25	
I	50		65		25		50	
PO/R	20		25		15		25	
DD	50		See Section 5.5 of Zoning Regulations				50	
VC	75		10 Min. 20 Max.		10		20	

Maximum House Size Allowed on Non-Conforming Lots of Record in the R-1 Zone

Lot Size (Sq. ft)	House Size (Habitable Space)	First Floor Maximum (Sq. Ft)
Less than 5,000	1500	750
5,000 - 10,000	1800	900
10,001 - 19,999	2200	1100

Enlargement of a Permitted use on Non-Conforming Lots

Buildings containing a permitted use, but which does not conform to the requirements of the Regulations regarding height, floor area, percentage of lot coverage, setbacks or parking facilities, may be enlarged or altered provided:

1. Such enlargement contains no more dwelling units than now exist; and
2. Additions are constructed with the applicable yard and height requirements or with the approval of the Zoning Board of Appeals, are not closer to the lot lines than the existing building or structure.