

Sec. 3-1. - Schedule of lot area, yard, setback, height, density, and impervious surface requirements.

Refer to article X for land development regulations on the creation of lots and the subdivision of land.

Table 2
Schedule of Lot Area, Yard, Setback, Height, Density, Floor Area,
and Impervious Surface Requirements, by District

	FA	RS	RG	CO	CN	CG	LM
Minimum lot size (square feet)	43,560	12,500	(E)	6,000	6,000	6,000	NA
Width at front buildable line (feet)	150	70	60	60	60	60	60
Minimum yard & building setback in feet (F)							
Front (A)							
Major street—Multi-lane (refer to major street definition)	25	25	25	25	25	25	25
Major street—Two lane	40	40	40	40	40	40	40
Minor street (refer to definition)	15	15	15	15	15	15	15

Side							
Residential	10	5	5	5	(G)	(G)	(G)
Non-residential	40	40	40	5	(G)	(G)	(G)
Rear							
Residential	30	20	20	15	15	15	15
Non-residential	50	50	50	15	15	15	15
Maximum height (ft.) (B)	40	40	40	(H)	(H)	(H)	(H)
Maximum residential density (C)	1	4	16	4	7	4	NA
Maximum floor area ratio: Non-residential uses (D)	NA	0.25	0.25	0.4	0.6	NA	NA

Table notes:

1. Refer to yard and setback modifications of this article.
2. Due to the unique design features of townhouses, patio homes, and zero lot line housing, the dimensional requirements of

Table 2 are modified under conditional uses for townhouses and conditional uses for patio and zero lot line housing.

3. Abbreviations.

- a. NA = not applicable.

Table references:

- A. Measurement from front property line abutting the street right-of-way.
- B. Building height measured from the average elevation of the finished grade at the building line to the highest point on the roof.
- C. Residential density measured in units per net acre.
- D. Maximum non-residential floor area ratio is measured as gross floor area percentage of total lot area.
- E. Minimum lot size in general residential districts is 6,000 s.f. for one dwelling unit and 4,000 s.f. for each additional unit.
- F. Refer to yard and setback modifications and accessory buildings and uses.
- G. Minimum side yard setbacks in CN, CG, and LM districts are a minimum of three feet on one side and a total of ten feet for both sides.
- H. Building heights of more than 40 feet shall observe an additional setback from side and rear property lines of one foot for each one foot in height over 40 feet; buildings in excess of five stories shall be approved by the town fire department.

3-1.1. Major streets.

Major streets are all state primary and federal aid highways and streets that serve to circulate traffic on to, out, or around the town, having signals at important intersections and stop signs on side streets and/or having controlled access and channelized intersections.

3-1.2. Minor streets.

Minor streets are designated principally to collect traffic from subdivisions and provide access to abutting property.

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