

TABLE 412-1: MINIMUM LOT AND YARD REQUIREMENTS

	R-1a	R-1b	R-1c	R-1d	R-2	R3/B7	R-4	MU-1 ¹⁵	MU-3 ²⁴	MU-4	B-1	B-2a	B-2b	B-2c& B-2d	B-3	B-4	B-5	B-6	B-8	BP	I-1 I-2,I-2b, I-3	C-1	RP ³
A. MINIMUM LOT AREA (Sq. Ft.)¹³																							
(1) sewered	20,000	10,000	7,500	15,000	7,500	6,000 ²⁰	7,500	3,000	20,000 ²⁵	7,500	7,500	20,000 ⁹	20,000 ⁹	7,500	7,500	*	7,500	20,000	10,000	40,000	40,000	40,000	40,000
(2) unsewered	40,000	20,000	40,000	40,000	20,000	20,000	20,000	N/A	40,000	20,000	20,000	20,000	20,000	N/A	*	20,000	40,000	40,000	N/A	40,000	80,000	80,000	80,000
B. MINIMUM LOT AREA PER DWELLING UNIT (Sq. Ft.)^{7, 13}																							
B1. MINIMUM NET RESIDENTIAL ACREAGE PER DWELLING UNIT IN SUBDIVISIONS (SQ. Ft.)^{7, 13} (Amended 3/07/05)																							
(1) Single Family																							
sewered	20,000	10,000	7,500	15,000	7,500	7,500	7,500	3,000	See 26	7,500	7,500	10,000	7,500	7,500	7,500	N/A	7,500	20,000	N/A	40,000	N/A	N/A	N/A
unsewered	40,000	20,000	20,000	40,000	20,000	20,000	20,000	N/A	N/A	N/A	20,000	40,000	20,000	20,000	N/A	N/A	20,000	40,000	N/A	40,000	N/A	80,000	N/A
unsewered & on-lot water	40,000	40,000	40,000	40,000	40,000	40,000	40,000	N/A	N/A	N/A	40,000	40,000	40,000	40,000	N/A	N/A	40,000	40,000	N/A	40,000	N/A	80,000	N/A
(2) Two Family																							
sewered	20,000	10,000	7,500	15,000	5,000	4,000 ²⁰	5,000	2,000	See note 26	5,000 ²⁶	5,000	7,500	5,000	4,000	3,750	N/A	7,500	20,000	N/A	N/A	N/A	N/A	N/A
unsewered	40,000	20,000	20,000	30,000	17,500	17,500	17,500	N/A	N/A	N/A	17,500	30,000	20,000	17,500	N/A	N/A	17,500	40,000	N/A	N/A	N/A	80,000	
(3) Multi-family																							
sewered	N/A	N/A	N/A	N/A	5,000	4,000 ²⁰	5,000	¹⁶	See 26	5,000 ²⁶	5,000	7,500	5,000	4,000	1,500	*	N/A	5,000	See Note 16	N/A	N/A	N/A	N/A
unsewered	N/A	N/A	N/A	N/A	17,500	17,500	17,500	N/A	N/A	N/A	17,500	30,000	20,000	17,500	N/A	NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C. MINIMUM STREET FRONTAGE⁴ (Feet)																							
(1) sewered	100	100	75	100 ¹³	75	75	75	None	200 ^{25,28,29}	75	50	100 ¹⁰	200 ¹⁰	100	50	*	50	200	50	150 ¹²	150 ¹²	200	200
(2) unsewered	150	100	75	150	100	100	100	N/A	200	N/A	100	100	200	200	N/A	N/A	50	200	N/A	150 ¹²	150 ¹²	200	200
D. MINIMUM DEPTH FRONT YARD (Feet)																							
	40	25	25	25	25 ¹⁹	15 ¹⁹	25 ¹⁹	0	75/40 ^{11,25}	25	25	40 ¹¹	75/40 ¹¹	40 ²²	0	*	15	75/40 ¹¹	20	75/40 ¹¹	50 ³⁰	30	50
D.1. MAXIMUM FRONT SETBACK																							
	N/A	N/A	N/A	N/A	¹⁹	¹⁹	¹⁹	¹⁹	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
E. MINIMUM WIDTH SIDEYARD AND REARYARD (Feet)¹⁴																							
	20	15	15	15	15 ²¹	10 ²¹	15 ²¹	10/0 ²	20 ²⁵	15	15/0 ¹	20	20	20	10/0 ²	*	10	20	15	25	25	25	25
F. MINIMUM WIDTH SIDEYARD AND REARYARD OF THE FOLLOWING NON-RESIDENTIAL USES ABUTTING LOTS IN RESIDENTIAL OR CONSERVATION DISTRICTS (Feet)⁸																							
(1) Churches, day care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes																							
	25	25	25	25	25	25/N/A	25	25	25 ²⁵	25	25	25	25	25	25	25	25	25	25	25	25	25	25
(2) Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, non-profit recreational uses, nursing homes, private clubs, private and public schools																							
	50	50	50	50	50	50/N/A	50	50	50 ²⁵	50	50	50	50	50	50	50	50	50	50	50	50	50	50
G. MINIMUM SETBACK FROM NORMAL HIGH WATER MARK OF FRESHWATER BODIES; MAXIMUM SPRING HIGH TIDE LEVEL OF TIDAL WATERS; UPLAND EDGE OF WETLANDS (Feet)⁵ (Amended 11/7/05)																							
	75	75	75	75	75	75	75	25	75	75	75	75	75	75	25	25	75	75	75	75	75	75	75
H. MAXIMUM LOT COVERAGE (%)																							
	20	30	30	25	30	40	30	70	50 ²⁵	30	50	50	50	50	90	*	40	50	50	40	40	20	N/A
I. MAXIMUM HEIGHT (Feet)																							
	35	35	35	35	35	35	35	50	60 ²⁷	35/50 ²⁷	35	35	35	35	60	*	35	60	60	60	60	35	35
	R-1a	R-1b	R-1c	R-1d	R-2	R-3	R-4	MU-1	MU-3	MU-4	B-1	B-2a	B-2b	B-2c B-2d	B-3	B-4	B-5	B-6	B-8	BP	I-1,I-2	C-1	RP ³

(Amended 11/16/11; 9/4/12; 7/1/13; 5/2/16)