

Section 309-2:2 Zoning Dimension Restrictions Table

Refer to referenced sections in each District for restrictions not included in this table.

DISTRICT <i>Notes:</i>	MINIMUM LOT SIZE <i>2:2.1.1</i>	MINIMUM FRONTAGE <i>2:2.1.2</i>	MINIMUM WIDTH <i>2:2.1.2</i>	SETBACKS <i>2:2.1.3 and 2:2.1.4</i>	MAXIMUM COVG. <i>2:2.1.5</i>	MAXIMUM HEIGHT <i>2:2.1.6</i>
Residential Ref: Section 3:1 (§309-7)	25,000 sf single w/sewer, or 37,500 sf duplex w/sewer	150' single, + 40' extra unit; 125' curved st., +40' extra unit	100' @ building line	Front: 30' Side: 15' Rear: 30'	30% bldg 1 unit/lot	35', or 2-½ stories
Rural Ref: Section 3:2 (§309-30)	87,120 sf single w/sewer, or 174,240 sf duplex w/sewer, or 5 acres (see notes)	150' single, + 20' extra unit; 125' curved st., +40' extra unit		Front: 30' Side: 30' Rear: 30'	30% bldg 1 unit/lot	35', or 2-½ stories
Recreational Ref: Section 3:3 (§309-52)	25,000 sf single w/sewer	100'	100' @ building line	Front: 30' Side: 15' Rear: 15'		
Garden Apts Ref: Section 3:4 (§309-16:-23)	2 acres			Front: 40' Side: 30' Rear: 30'	25% bldg	35', or 2-½ stories
Mfg Hsg Park Ref: Section 3:5 (§309-62)	15,000 sf w/public water supply, or else 25,000 sf	100' w/public water supply, or else 150'		Front: 30' Side: 15' Rear: 30'	30% bldg 1 unit/lot	
Busn Office I & II Ref: Section 4:1 (309-37, 42)	25,000 sf single or busn use, or 37,500 sf duplex or mixed off/resid	150' single, + 40' extra unit; 125' curved st., +40' extra unit		Front: 30' Side: 15' Rear: 30'	50% lot	I: 35', or 2-½ stories II: 35'
LCSV Ref: Section 4:2 (§309-58.1)	1.5 acres	150'		Front: 50' Side: 25' Rear: 25'	30% bldg	35', or 2-½ stories
Town Center Ref: Section 4:3 (§309-170)	3 acres	150'		Front: 100' Side: 75' Rear: 75'	30% bldg.	
Comm Ind-A Ref: Section 5:1					90% lot	35', 45', or 3 stories
Comm Ind-B, C Ref: Section 5:1				Front: 30' Side: 20' Rear: 20'	70% lot	35', 45', or 3 stories
Industrial Ref: Section 5:2		300'		Front: 50' Side: 40' Rear: 40'	30% bldg.	35', or 3 stories
Sr Hsg O/L Ref: Section 6:1 (§309-178)	10 acres	200'		Front: 50' Side: 50' Rear: 50'		35'

2:2.1 Notes for Zoning Dimensions Restriction Table

2:2.1.1 Minimum Lot Size

Residential, Rural, Recreational, and Business Office Districts: if a lot is not served by the municipal sewerage system, the minimum lot size shall be as set forth in the table above, or the minimum lot size determined by the lot's soil type and slope as set forth in the Subdivision Control Regulations, whichever is greater. [Amended 1984 Town Meeting]

Rural District: some agriculture or other activities may require 5 acres. See Section 3:2.2.2.

Garden Apartment District: see Section 3:4.3 for additional restrictions.

All Districts: total wetland area used to satisfy minimum requirements shall not exceed 25% of lot size. See Section 309-7:6.6.3.

2:2.1.2 Minimum Frontage

Recreational District: in the area of Lot 6601, Map 41, each lot shall have a 150 foot minimum frontage and a 150 foot minimum width at the building line.

Business Office Districts: The minimum frontage for each lot is for one unit for all permitted uses. The added feet requirement is for each additional family unit.

Industrial District, see Section 5:2.3.1.3 for additional restrictions.

2:2.1.3 Setbacks are for structures; and are from any street or streets on which a lot abuts, and from other lot lines. The following structures may be erected to within:

Residential District

1. Swimming pool 15 feet of the rear lot line;
2. Garage 10 feet of the rear lot line;

Residential and Rural Districts [Amended 2013 Town Meeting]

3. Utility shed (up to 100 sf, 7' high) 1 foot of the rear or side lot lines;
4. Utility shed (up to 200 sf, 10' high) 10 feet of the rear lot line.

Rural District

5. Swimming pool 15 feet of the side or rear lot lines.

Recreational District

6. Utility shed (up to 100 sf, 7' high) 1 foot of the rear or side lot lines;

The "rear lot line" will not be construed to be a property line fronting on a body of water or fronting on a street.

Garden Apartment District, see Section 3:4.3 for additional restrictions.

Manufactured Housing District

7. Garage 10 feet of the rear lot line;

Limited Community Shopping Village District, see Section 4:2.5 for additional restrictions.

Commercial-Industrial Districts, see Section 5:1.3.13 for additional restrictions.

2:2.1.4 Other Restrictions (for all Districts, when applicable).

1. Wetland (see Section 7:6) 40 feet from edge of wetland
2. Prime wetland (see Section 7:6) 100 feet from edge of prime wetland
3. Proximity to Water Bodies (see Section 8:4) 40 or 50 feet
4. Leach fields 75 feet

2:2.1.5 Maximum Coverage applies to principle and accessory buildings (see definition for Lot Occupation, Section 1:7.)

Residential and Rural Districts: one residential structure allowed. However, the Chief Building Official may authorize an existing dwelling or mobile home to remain on a lot while a new dwelling is constructed on the same lot in the Rural and Residential Districts, provided that the existing dwelling or mobile home is removed no more than 30 days after issuance of an occupancy permit for the new dwelling and that a suitable performance guarantee or legal agreement is submitted to ensure such removal. [Amended 2004 Town Meeting]

Manufactured Housing District: one housing unit allowed, plus garage, carport, tool or utility building, awning or entry. [Amended 1982 Town Meeting]

2:2.1.6 Maximum Height

Garden Apartment District, see Section 3:4.3.1.3 for additional restrictions.

Commercial-Industrial Districts, see Section 5:1.3.4 for additional restrictions.

Business Office Districts: Height restrictions apply to new buildings or additions to existing buildings.

Limited Community Shopping Village District: [Amended 2012 Town Meeting]