

RESIDENTIAL SCHEDULE OF SPACE REQUIREMENTS

ZONE	R-1	R-2	R-3	R-4	R-5
LOT AREA	10 Acres	5 Acres	40,000 square feet	20,000 square feet	10,000 square feet
*FRONT YARD	100' ¹	100'	50' 75' ⁶	35'	35'
SIDE YARD (EACH)	50' ²	50'	20'	15'	15'
REAR YARD	100' ³	75' ⁵	50'	40'	20'
MINIMUM LOT WIDTH (AT SETBACK)	200' ⁴	200'	150'	100'	100'
MAXIMUM PRINCIPAL BUILDING COVERAGE					
	LOT SIZE		MAXIMUM COVERAGE		
	<10,000 SQ FT		15% (UP TO 1,500 SQ FT)		
	10,000-19,999 SQ FT		1,500 +7% OF SQUARE FOOTAGE OVER 10,000 (UP TO 2,200 SQ FT)		
	20,000-39,999 SQ FT		2,200 +5% OF SQUARE FOOTAGE OVER 20,000 (UP TO 3,200 SQ FT)		
	>40,000 SQ FT		3,200 +3% OF SQUARE FOOTAGE OVER 40,000		
MAXIMUM LOT DISTURBANCE⁷	50% OF LOT (40,000 sf maximum)	50% OF LOT (40,000 sf maximum)	50% OF LOT (40,000 sf maximum)	50% OF LOT (20,000 sf maximum)	50% OF LOT (10,000 sf maximum)
HEIGHT⁸	2.5 STORIES OR 30'	2.5 STORIES OR 30'	2.5 STORIES OR 30'	2.5 STORIES OR 25'	2.5 STORIES OR 25'
MAXIMUM HEIGHT ON ANY FAÇADE	40'	40'	40'	35'	35'
MINIMUM SETBACK OF BUILDING FROM EXISTING LAKES, PONDS, STREAMS, OR WETLANDS	100'	75'	50'	50'	50'
	MEASURED WHERE APPLICABLE FROM THE ONE-HUNDRED-YEAR FLOOD LINE. THIS SETBACK SHALL INCLUDE A TEN-FOOT-WIDE VEGETATED BUFFER ALONG AT LEAST 80% OF WATER'S EDGE.				

*On streets less than 40 feet in width, the required front yard shall be increased by 1/3 of the difference between the width of the street and 40 feet, unless greater width is shown on the Master Plan or Official Map, in which case these requirements shall be complied with.

FOOTNOTES

- 1 When part of a Cluster Development, Front Yard shall be a minimum of 50 feet, 75 feet for lots in excess of 1.5 acres
- 2 When part of a Cluster Development, Side Yard shall be a minimum of 20 feet
- 3 When part of a Cluster Development, Rear Yard shall be a minimum of 50 feet
- 4 When part of a Cluster Development, Lot Width shall be a minimum of 150 feet
- 5 When part of a Cluster Development, Rear Yard shall be a minimum of 50 feet
- 6 On lots that have an area of at least 1.5 acres
- 7 All improvement-related disturbance shall be included in this calculation, including areas of grading and vegetation removal as well as the cartway and basins.
- 8 As defined in "height of building" and "grade plane" in §240-7