

SECTION 4.0 DIMENSIONAL REGULATIONS

4.1 TABLE OF DIMENSIONAL REGULATIONS.

4.1.1 General. No building or structure shall be built nor shall any existing buildings or structure be enlarged except in conformance with the Table of Dimensional Regulations as to lot coverage, lot area, land area per dwelling unit, lot width, front, side and rear yards, and maximum height of structures, in the several districts as set forth below, except as may otherwise be provided elsewhere in this By-Law.

4.1.2 Table of Dimensional Regulations.

Minimum Zoning Districts	Minimum Lot Sizes	Minimum Lot Area per Dwelling Unit	Minimum Continuous Lot Frontage ⁴	Minimum Yard Depth			Maximum Building Height ⁹		% of Lot Coverage by Building
				Front ⁵	Rear	Side	Stories	Feet	
Res I	60,000	30,000	200	35 ⁶	40	20	2½	35	20%
Res II	40,000	20,000	150	30 ⁶	30	20	2½	35	20%
Res III	20,000	15,000	125	25 ⁶	25	15	2½	35	20%
Res IV	20,000	15,000 ²	125 ²	25 ^{6,2}	25 ²	20 ²	3	40	20%
Res V	30,000	20,000	125	30 ⁶	30	15	2½	35	20%
Bus I	10,000 ¹	³	100	30	30 ⁷	20 ⁷		35	25%
Bus II	10,000 ¹	³	125	20	30 ⁷	40 ^{7,10}		35	25%
BV	20,000 ¹²		150 ¹¹	30 ^{11,13}	30 ^{8,11}	30 ^{10,14}		40	25%
BC	20,000		150 ¹¹	45 ¹¹	40 ^{8,11}	25 ^{8,11}		40	40% ¹¹
Industrial	20,000		150 ¹¹	45 ¹¹	40 ^{8,11}	25 ^{8,11}		40	40% ¹¹
Adult Ent	40,000	¹⁶	150 ¹¹	45 ¹¹	40 ^{8,11}	25 ^{8,11}		40	40% ¹¹

Footnotes: ¹ 40,000 sq. ft. if used for motel or hotel purposes.

² For apartments, multiple, or attached dwellings, see Section 10. *Amended: STM/May 17, 2004/Art. 4*

³ 2,000 sq. ft. per motel rental unit.

⁴ Not less than the frontage requirements shall be maintained throughout the front yard depth. *Amended: ATM/May 12, 1997/Art. 55*

⁵ On lots abutting streets on more than one side, the front yard requirements shall apply to each of the abutting streets.

⁶ A dwelling need not be set back more than the average of the setbacks of dwellings on the lots adjacent on either side. If a vacant lot exists on one side, it shall be considered as a dwelling setback the depth of the required front yard.