

3.1.2 Residential Area, Density and Dimensional Requirements

- A. Except as provided for existing lots in Section 2.5 Building on Existing Nonconforming Lots, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these regulations, and as prescribed in the schedule which is part of this section and is labeled Table 3.1.2A Residential Area, Density and Dimensional Requirements.

Table 3.1.2A Residential Area, Density and Dimensional Requirements

Minimum Lot and Area Requirements							Maximum			
District	Lot Area (sq. ft.)	Frontage (feet) ⁽¹⁾	Lot Depth (feet)	Front Yard ⁽²⁾ (feet)	Rear Yard ⁽³⁾ (feet)	Side Yard ⁽³⁾ (feet)	Stories	Height (feet)	Lot Coverage	Impervious Coverage
RR	40,000	175	200	50	50	20	2½	30	15%	
A-40	40,000	150	200	50	50	20	2½	30	15%	
AA-30	30,000	150	150	50	50	20	2½	30	15%	
A-30	30,000	120	150	50	50	15	2½	30	15%	
A-20	20,000	100	150	40	40	10	2½	30	15%	
DRZ ⁽⁴⁾	none	200	200	40	40 ⁽⁵⁾	40 ⁽⁵⁾	2½ ⁽⁶⁾	30	20%	30%
MFA/AA	15 acres ⁽⁷⁾	200	200	75	35 ⁽⁸⁾	25 ⁽⁸⁾	2	35	60%	

⁽¹⁾ Lots with frontage on Buckland Road or Sullivan Avenue have a minimum lot width of 150 feet. Where the requirements of Table 3.1.2A are greater, the Table 3.1.2A requirements apply.

⁽²⁾ Lots with frontage on Buckland Road or Sullivan Avenue have a minimum front yard setback of 50 feet. Where the requirements of Table 3.1.2A are greater, the Table 3.1.2A requirements apply.

⁽³⁾ Buffers are in addition to required side/rear yards.

⁽⁴⁾ See additional provisions in Section 3.3 Designed Residence Zone.

⁽⁵⁾ Landscaping required in setback areas.

⁽⁶⁾ Habitable attics are permitted; however, such habitable attic shall count as a half story.

⁽⁷⁾ Lot area must be contiguous acres not divided by a public street. The entire site shall be located in the MF district. Land contained within the Flood Plain District may not apply toward the minimum site size, however, may be dedicated for open space uses subject to the requirements of the Flood Plain District.

⁽⁸⁾ Where a buffer is required, the rear and side yards shall be a minimum of 25 feet.

- B. Each approved residential lot shall contain a contiguous buildable area (“buildable” defined as exclusive of regulated wetlands and watercourses, waterbodies, detention areas, utility easements, rights-of-way, or areas with slopes at or in excess of 15%) of at least 10,000 square feet, into which a square of 90’ x 90’ can be located, and on which the dwelling must be located. This restriction as to building location applies only to those lots that contain wetlands and watercourses, waterbodies, detention areas, utility easements, rights-of-way, or areas with slopes at or in excess of 15%.
- C. Minimum yards shall be in addition to buffer widths, where such buffers are required by the Commission.

4.1.6 Commercial and Industrial Area, Density and Dimensional Requirements

- A. Except as provided for existing lots in Section 2.5 Building on Existing Nonconforming Lots, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these regulations, and as prescribed in the schedule which is part of this section and is labeled Table 4.1.6A Commercial and Industrial Area, Density and Dimensional Requirements.

Table 4.1.6A Commercial and Industrial Area, Density and Dimensional Requirements

Minimum Lot and Area Requirements							Maximum			
District	Area	Frontage ⁽¹⁾ (feet)	Depth (feet)	Front Yard ⁽²⁾ (feet)	Rear Yard (feet)	Side Yard (feet)	Stories	Impervious Coverage ⁽³⁾	Lot Coverage	Height (feet)
RC	30,000 sq. ft.	150	150	65	25	10	3	60%	25%	45
GC	30,000 sq. ft.	100	150	50	15	10	2	65%	30%	40
GD ⁽⁴⁾	3 acres	200	N/A		25		2	60%	N/A	30
CD ⁽⁵⁾	5 acres		N/A		35		5	65%	N/A	60
DC ⁽⁶⁾										
I	30,000 sq. ft.	100	150	35	25	10	2	65%	50%	40 ⁽⁷⁾
RO	2 acres	200	200	50	50	25	2	50%	30%	30
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⁽¹⁾ Lots with frontage on Buckland Road or Sullivan Avenue have a minimum lot width of 150 feet. Where the requirements of Table 4.1.6A are greater, the Table 4.1.6A requirements apply.

⁽²⁾ Lots with frontage on Buckland Road or Sullivan Avenue shall have a minimum front yard setback of 50 feet. Where the requirements of Table 4.1.6A are greater, the Table 4.1.6A requirements apply.

⁽³⁾ Except where noted elsewhere in these regulations

⁽⁴⁾ Requirements vary. See Section 4.2 for specific requirements.

⁽⁵⁾ Requirements vary. See Section 4.4 for specific requirements

⁽⁶⁾ See Section 4.3 for specific requirements.

⁽⁷⁾ See Section 4.5.6 for increased height provisions.