

Appendix C – Lot Area, Yard and Bulk Regulations

| Zoning District | Minimum Lot Area | Minimum Lot Width | Minimum Yard Abutting Street ^[A] [B] | Minimum Rear Yard ^[A] | Minimum Side Yard ^[A] | Minimum Transitional Yard ^[A] | Maximum Lot Coverage | Height of Principle Use/Building | | Height of Accessory Use/Building | | Maximum Accessory Building Size |
|-------------------------------------|-------------------|-------------------|---|----------------------------------|----------------------------------|--|----------------------|----------------------------------|---------|----------------------------------|---------|---------------------------------|
| | | FT | FT | FT | FT | FT | % | FT | Stories | FT | Stories | |
| A-1 Agricultural/ Residential | 40 acres | 330 | 50 ^[D] | 75 | 50 | -- | -- | -- | -- | -- | -- | 1800 sq. ft |
| E-5 Estate Residential | 5 acres | 300 | 100 | 100 | 40 | -- | 15 | 45 | 2.5 | 20 | 1 | 1800 sq. ft |
| E-2 Estate Residential | 2 acres | 250 | 50 | 50 | 20 | -- | 15 | 40 | 2.5 | 15 | 1 | 1200 sq. ft |
| E-1 Estate Residential | 1 acre | 150 | 50 | 35 | 20 | -- | 15 | 40 | 2.5 | 15 | 1 | 600 sq. ft |
| R-1 Single Family Residential | 40,000 sq. ft | 150 | 50 | 35 | 20 | -- | 15 | 35 | 2.5 | 15 | 1 | 600 sq. ft |
| R-2 Single Family Residential | 30,000 sq. ft | 100 | 30 | 20 | 15 | 20 | 15 | 35 | 2.5 | 15 | 1 | 600 sq. ft |
| B-1 Downtown Business | ½ acre | 100 | -- | 20 | -- | 30 | 70 | 35 | 2.5 | 20 | 1 | 300 sq. ft |
| B-2 General Business | ½ acre | 100 | 30 | 20 | 10 | 50 | 35 | 35 | 2 | 20 | 1 | 600 sq. ft |
| O/R Office Research | ½ acre | 100 | 30 | 20 | 10 | 30 | 35 | 35 | 2.5 | 20 | 1 | 600 sq. ft |
| I Industrial | | | | | | | | | | | | |
| Light | 80,000 sq. ft. | 150 | 50 | 20 | 10 | 100 | 80 | 40 | 2 | 20 | 1 | 1,200 sq. ft. |
| Heavy | 30 acres | 800 | 125 ^[E] | 30 | 30 ^[F] | 50 | 80 | 40 ^[G] | 3 | 40 | 1 | 15,000 sq. ft. |

Footnotes to Appendix C

- A. Setbacks along major roads may be required to be greater than those stated in Appendix C in all zoning districts. Route 12 and Route 173 shall have a "minimum yard abutting a street" setback of 100 feet in Industrial, Business, and Office/Research Districts.
- B. When 60% or more of the lots or parcels of the same Zoning District Classification for a distance of 800 feet in a linear block have existing structures and establish a building line other than required, that line shall be the required setback line. However, if such structures vary in setback other than the required setback, the average of all structures shall be used as the required setback line.
- C. The following requirements shall be applicable to accessory buildings in "A-1", "E-5" and "E-2", Estate Residential Zoning Districts:
1. One accessory building with a maximum square footage of 1,200 sq. ft. in "E-2" districts and 1,800 sq. ft. in "A-1" and "E-5" districts or one equestrian accessory building is allowed. Two accessory buildings (i.e. an accessory building and an equestrian accessory building) or two or more accessory buildings, etc. are prohibited.
 2. An equestrian accessory building shall contain a minimum square footage of 1,200 sq. ft. but no more than a maximum of 3,600 sq. ft. To determine the size of the equestrian accessory building that is allowed, the square footage of the parcel in question shall be multiplied by .016642. The size of the equestrian accessory building will be no greater than 720 sq. ft. per acre of land.
 3. The maximum height in the peak of the roof of an equestrian accessory building shall be 21 ft. or no higher than the peak of the residence, whichever is shorter. The maximum eaves shall be 14 ft.
- D. Fifty (50) feet from establish right-of-way or 80 feet from the centerline, whichever is greater.
- E. The front setback for properties on Route 12 and Route 173 shall be 125 feet from the property line for any new or remodeled building and 75 feet from the property line for any existing building. The front setback for properties on Winn Road shall be 75 feet.
- F. The side yard setback along Winn Road shall be 75 feet.
- G. The height of a principal use/building may be increased to 75 feet if it is set back 300 feet from Route 12 and Route 173 or 250 feet from Winn Road.

In all Zoning Districts, the following schedule shall be used to allow reduced frontage for the division of land along the outside curve of roads and highways:

| <u>Radius of Curve Along Right of Way</u> | <u>Percent of Reduction of Frontage Allowed</u> |
|---|---|
| Over 4,001 feet | None |
| 2,201 to 4,000 feet | 10% |
| 1,101 to 2,200 feet | 15% |
| 826 to 1,100 feet | 20% |
| 651 to 825 feet | 25% |
| 526 to 650 feet | 30% |
| 431 to 525 feet | 35% |
| 361 to 430 feet | 40% |
| 301 to 360 feet | 45% |
| 250 to 300 feet | 50% |
| Under 250 feet except cul-de-sac | 50% |
| Cul-de-sac | 60% |

Note: In any Zoning District, the minimum frontage on a curved road or highway shall not be less than 90 feet and the minimum frontage on a cul-de-sac shall not be less than 75 feet.