

Appendix C – Lot Area, Yard and Bulk Regulations

Zoning District	Minimum Lot Area	Minimum Lot Width	Minimum Street Setback [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 Strategic Regional Arterial Routes (SRA Routes) 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 street setback of 50 feet in 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 the property line or 90 feet from the centerline for prescriptive roadways when no dedicated right of way exists.
- E. The yard abutting street 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 yard abutting street 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.