

Section . 3.9.1. Dimensional Standards for Lots and Principal Structures.

Dimensional Standards for Lots and Principal Structures, Residential Districts

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width	Min. Front Yd.	Min. Rear Yard	Min. Side Yards (Corner Lot --Min. 12.5 ft.)	Residential Max. Density	Max. Height	Max. Lot Coverage
<i>R-1</i>	Single-Family Two-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	15 units/acre	50 ft. 1	40%
<i>R-1B</i>	Single-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	8.7 units/acre	50 ft. 1	40%
<i>R-2</i>	Single-Family	7,000 sq. ft.	70 ft.	25 ft.	10 ft.	7.5 ft.	6.2 units/acre	45 ft.	40%
<i>R-3</i>	Single-Family	12,000 sq. ft.	80 ft.	25 ft.	10 ft.	7.5 ft.	3.6 units/acre	40 ft.	40%
<i>C</i>	Conservation District Single-Family	80,000 sq. ft.	200 ft.	30 ft.	20 ft.	20 ft.	0.5 units/acre	50 ft. 1	15%
<i>MH</i>	Manufactured Homes Single-Family/Two-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	15 units/acre	50 ft. 1	40%
<i>MF</i>	Multi-Family Single-Family/Two-Family	5,000 sq. ft.	50 ft.	10 ft.	10 ft.	7.5 ft.	17 units/acre	50 ft.	40%
<i>MX</i>	Mixed Use	5,000 sq. ft.	50 ft.	20 ft.	10 ft. 3	7.5 ft. 3	17 units/acre	50 ft.	40%

Dimensional Standards for Lots and Principal Structures, Other Districts

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width	Min. Front Yard	Min. Rear Yard	Min. Side Yards	Max. Density	Max. Height	Max. Lot Coverage
CBD	Commercial Uses and Services, Entertainment	None	None	None	None, or same as abutting residential use or district.	None, or same as abutting residential use or district.	NA	50 ft.	None
NB	Neighborhood Goods and Services	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	8.7 units/acre	50 ft. 2	40%
HB	Highway Commercial	10,000 sq. ft.	100 ft.	30 ft.	15 ft., or: 1. 20 ft. if abutting a residential district	10 ft.	NA	50 ft.	60%
MB	Water-Oriented Businesses, Single-Family/Two-Family	10,000 sq. ft.	100 ft.	30 ft.	10 ft.	10 ft.	NA	50 ft. 2	40%
T-1	Hotels and Motels 15 units or less Greater than 15 units Restaurants/Businesses Single/Multi-Family	20,000 sq. ft. 25,000 sq. ft. 6,000 sq. ft. 6,000 sq. ft.	100 ft. 50 ft. 50 ft.	20 ft.	10 ft 3	10 ft. 3	32 units/acre 60 units/acre 29/acre	50 ft. 2	40%
I-1	Industrial	None. (Min. district size: 5 acres)	None	30 ft. 3	None. *20 ft. if lot line abuts a residential lot or use. 3	None *20 ft. if lot line abuts a residential lot or use. 3	None	50 ft. 2	None
HOD	See underlying districts for use and dimensional requirements	N/A	N/A	N/A	N/A	N/A	N/A	45 ft.	N/A

Table Footnotes:

1. Portions of this district may be located in an Overlay District as shown on the town's official zoning map and listed as part of Section 3.9.1. Maximum height of this district may be different than listed.

2. See Article 3.9(9) Yard Requirements for structures exceeding maximum height regulations.
3. Front yard setback is fifty (50) feet if abutting a major thoroughfare.
4. In this district, the standard fifty (50) foot building limitation may be exceeded for sprinkler structure and maximum building height shall be solely based on Conditional Use Permit Review.
(Ord. No. 00-436, 10-10-00; Ord. No. 02-523, 11-12-02; Ord. No. 04-558, 7-13-04; Ord. No. 04-573, 11-9-04; Ord. No. 06-634, 5-9-06; Ord. No. 06-643, 6-13-06; Ord. No. 07-664, 1-9-07; Ord. No. 07-673, 1-9-07; Ord. No. 08-725, 2-12-08)

Sec. 3.9-2. Dimensional Standards for accessory structures.

- (a) General standards for accessory structures in residential districts.
 - (1) Maximum Height of Accessory Structure : One (1) Story
 - (2) Setbacks : Accessory structures shall not be permitted within any required front or side yard, or within five (5) feet of the rear lot line.
 - (3) Exemptions: The following may be exempted from the one customary accessory building: fence, flagpole, dog house not to exceed sixteen 16 square feet, pump house not to exceed sixteen (16) square feet, and a playhouse not to exceed thirty six (36) square feet nor 8 feet in height, or as may be provided for under Article 14 (Conditional Use). The exemptions are not to have sewer, electrical, and plumbing except for a pump house. These exemptions are not considered part of the lot coverage.
- (b) Table 3.9-2 Lot coverage standards for accessory structures in residential districts.
 - (1) Within Residential (R) Districts and the MX-1 Mixed Use District.

Accessory structures shall conform to the following standards in the designated zone districts:

Zoning District	Lot Size	Maximum Allowable Lot Coverage of Structures	40% Maximum Allowable Lot Coverage	75% of Max. Allowable Lot Coverage Allocated to Single-Family Dwelling	25% of Maximum Allowable Lot Coverage Allocated to Accessory Building
R-1	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.
R-1B	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.
R-2	7,000 sq. ft.	40%	2,800 sq. ft.	2,100 sq. ft.	700 sq. ft.
R-3	12,000 sq. ft.	40%	4,800 sq. ft.	3,600 sq. ft.	1,200 sq. ft.
C	80,000 sq. ft.	6%	4,800 sq. ft.	3,600 sq. ft.	1,200 sq. ft.
MH	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.
MF	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.
MX	5,000 sq. ft.	40%	2,000 sq. ft.	1,500 sq. ft.	500 sq. ft.

- (c) Standards for accessory structures in non-residential districts.
 - (1) Within the MB-1 Marina Business District:
Accessory structures, in conjunction with single-family Lot only, shall not exceed one (1) story in height and shall not be permitted within any required front or side yard, nor within five (5) feet of any Lot line. Accessory structures may occupy no more than thirty (30) percent of the area of the required rear yard.
 - (2) Within the T-1 Tourist District:

Accessory structures shall not exceed one (1) story in height. Accessory structures shall not be permitted within any required front or side yard, or within five (5) feet of any Lot line. Accessory structures may occupy no more than thirty (30) percent of the area of the required rear yard.

(3) Within the HB Highway Business District:

Accessory structures shall not exceed fifteen (15) feet in height. Accessory structures shall not be permitted within any required front or side yard, or within five (5) feet of any lot line. Accessory structures must be similar in appearance and shall not exceed the size of the primary structure and not exceed total allowable lot coverage allowed for the primary structure and accessory structure combined. Commercial sites that exceed more than two (2) structures for the site shall require a Conditional Use Permit.

(d) Lot coverage standards for swimming pools in all zoning districts.

(1) Private swimming pools and their associated decks, fencing, and equipment are exempted from the lot coverage requirements of this ordinance.

(Ord. No. 00-463, 10-10-00; Ord. No. 02-523, 11-12-02; Ord. No. 03-543, 7-8-03; Ord. No. 05-588, 5-17-05)