SECTION 470 - DIMENSIONAL REQUIREMENTS

Dimensional Requirements" are hereby declared to be part of the se regulations.

470.1 LOT AREA, WIDTH AND FRONTAGE

Except as provided elsewhere in these regulations, each lot shall have the minimum area, width and frontage as specified in Table A.

470.2 SETBACKS

No structure shall extend within less than the minimum distances of any street line, side line, rear line or residential district boundary line as specified in Table A.

470.3 LOTS ADJACENT TO A RAILROAD

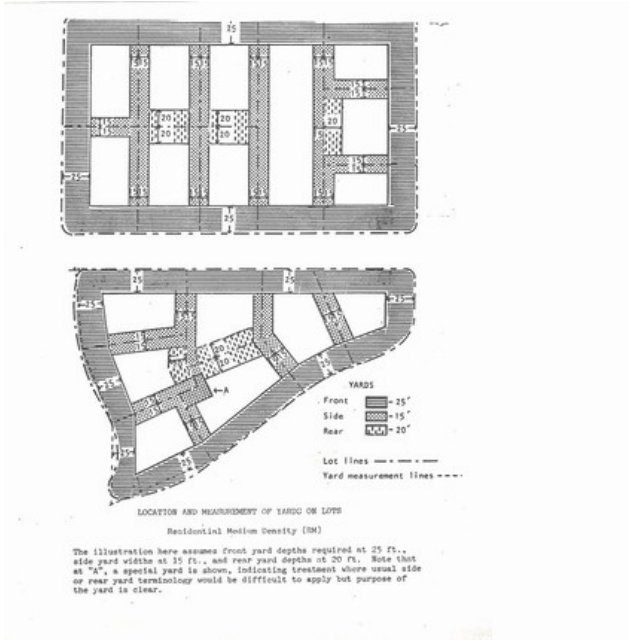
In the case of that portion of lot in a commercial or ,industrial district where contiguous to a railroad right-of-way, no setback from such a contiguous lot line shall be required.

470.4 HEIGHT

No structure shall exceed the maximum height as specified in Table A, except that such regulations shall not apply to spires, belfries, cupolas, flagpoles, television aerials, water tanks, ventilators, farm silos, elevator penthouses, chimneys or other appurtenances usually required to be above the roof level and not intended for human occupancy provided such structures are incidental to a permitted use located on the same property.

TABLE A

	Residential Medium Density	Residential High Density	General Commercial	CBC Commercial	Industrial	Flood Hazard
Minimum Lot area	1 unit 11,000 ft² 2 units 30,000 ft²	1st unit 7,000 ft.² 2nd unit 3,500 ft² 3rd unit 3,500 ft² 4+ units 10,000 ft² for each add'l unit	NA	NA	NA	NA
Interior lots	1 unit 30,000 ft² 2 units 40,000 ft²	1 unit 11,000 ft² 2+ units 10,000 ft² for each add'l unit				
Minimum lot frontage on accepted street	80 ft.	60 ft.	NA	NA	NA	NA
Setback from street line	25 ft	25 ft.	25 ft.	NA	50 ft.	NA
	15 ft.	10 ft	25 ft. Abutting Residence 30 ft.	NA	50 ft. Abutting Res./Comm'l 75 ft.	NA

 Setback from side line						
Setback from rear line	20 ft. (Accessory building 20 ft)	10 ft.	25 ft. Abutting residence 30 ft.	NA	50 ft. Abutting Res./Comm'l. 75 ft.	NA
Maximum Height of structure	35 ft.	60 ft.	60 ft.	60 ft.	60 ft.	NA
Maximum lot coverage *	25%	30%	50%	100%	40%	NA
Min. Habitable floor area per dwelling unit	600 ft²	600 ft²	600 ft²	600 ft²	NA	NA

*** See definitions "Lot coverage".**

470.5 MINIMUM SPACE REQUIREMENTS FOR DWELLING UNITS

Efficiency unit	**600 sq. ft.**
1 Bedroom unit	**750 sq. ft.**
2 Bedroom unit	**900 sq. ft.**
3 bedroom unit	**1050 sq. ft.**

470.6 CLUSTER DIMENSIONAL REQUIREMENTS. A Special Permit for Cluster Development may authorize the creation and use of lots meeting the following dimensional requirements in lieu of the conventional dimensional requirements

Lot Area. Each lot shall be at least of a size capable of supporting the construction of a single-family dwelling or primary use structure and its accessory structures in accordance with all applicable state and local regulatory requirements and the purposes of Cluster Development.

Frontage. The frontage of each lot for a building site created in a Cluster Development shall be that necessary, in the opinion of the Commission, to provide for adequate access to the lot. Where shared driveways or other circumstances provided adequate access to an individual lot, frontage may not be required.

Setbacks. All structures shall be set back a minimum of twenty (20) feet from all lot lines, provided, however, that with respect to lot lines which abut land outside the Cluster Development, setbacks from said lot lines shall conform to the setback requirements applicable to conventional development in the underlying zoning district.

Density. The maximum number of lots for building sites in a Cluster Development shall not exceed the number of buildable lots which could be created through conventional development of the site plus any density bonuses allowed. The allowable maximum density shall be based upon the maximum number of buildable lots which may be created through conventional development of the land without substantial waivers from the Commission's Regulations for the

Subdivision of Land and in conformance with the conventional dimensional requirements for the underlying zoning district.