

SECTION 450

DIMENSIONAL REQUIREMENTS

Section 450. Dimensional Requirements.

"Dimensional Requirements" are hereby declared to be part of these Regulations

- 450.1 **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.
- 450.1.1 With the exception of minimum lot areas specified for the Rural Development, Flood Hazard, General Commercial, Industrial and Light Industrial Districts in Table A, the minimum lot area for lots without municipal sewer facilities shall be 40,000 square feet. (Effective 10/19/87).
- 450.2 **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.
- 450.2.1 **Signs.** As specified in Section 540, permitted signs may extend within lesser distances of a street or other line.
- 450.2.2 **Projections.** Belt courses, canopies, cornices, eaves, marquees, pilasters and similar architectural features may project three feet into the area required for setback from a street or other line.
- 450.2.3 **Accessory buildings and structures.**
Detached accessory buildings and structures, including satellite dish antennas, not over 12 feet in height and no larger than 140 square feet in floor space and not used for human habitation or for the sheltering of motor vehicles or for the housing of animals or poultry may extend to within 6 feet of any side or rear line. (Amend. of 2-10-86). (Amend. of 09-01-87)
- 450.2.4 **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.

450.2.5 **Corner Lots.** On a corner lot, any lot line with frontage on a town street or road shall be classified as a front lot line, and building line setbacks shall be provided off each street or road as indicated under Dimensional Requirements, Table A. (Amend. of 12-22-86)

450.3 **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.

Additionally, sprinklered public and public service buildings, hospitals, institutions, and schools; and churches, temples and other places of worship, when permitted in a district, may be erected to a height not exceeding 50 feet when

1. the required side and rear yards are each increased by at least one foot for each one foot of additional building height above the height regulations for the district in which the building is located, and that
2. the Commission determines the additional height does not interfere with present or reasonably anticipate use of other neighborhood property.

Approved: October 29, 2007 Effective date: November 20, 2007, 12:01AM

450.3.1 **Height in Industrial zones.** Structures in an industrial zone not exempted in Section 450.3 may be allowed under Special Permit to exceed the maximum height as specified in Table A if the Commission determines that the structure is necessary for the efficient operation of the proposed industry and that it does not significantly interfere with present or reasonably anticipated use of other property.

450.4 **Coverage.** The aggregate lot coverage of all structures and impervious surfaces on any lot shall not exceed the percentage of the lot area as specified in Table A.

450.5 **Minimum lot size for lots serviced by municipal sewer and on-site wells.**
The Commission may require that minimum lot sizes be increased for those lots serviced by municipal sewer lines and on-site wells. The minimum lot sizes will be determined by the Commission upon review of a Hydrogeological Study submitted by the applicant and accepted by the Commission. By no means shall the minimum lot size of any lot be less than the minimum lot size outlined in these regulations for the particular zoning districts in which the lots are located. (Effective 06-07-88).

450.6 - **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.