

## SECTION 13. RESIDENTIAL LAND USE STANDARDS

Requirements/Zones	SD1 (Town w/s)	SD1	SD2	SD3	SD4	SD5
Minimum lot size	5000 sq.ft	20000 sq.ft	40000 sq.ft	20000 sq.ft	30000 sq.ft	40000 sq.ft
Minimum lot area per family	1000 sq.ft	20000 sq.ft	40000 sq.ft	20000 sq.ft	30000 sq.ft	40000 sq.ft
Minimum Shore/ Road frontage	100/200 ft	100/200 ft	100/200 ft	100/200 ft	100/200 ft	100/200 ft
Minimum lot width	50 ft.	50 ft.	50 ft.	50 ft.	100 ft.	100 ft.
Minimum front yard setback (Shoreline)	15ft.	25ft.	N/A	100 ft.	100 ft.	100 ft.
Minimum side yard setback	0 ft.	5 ft.	N/A	10 ft.	10 ft.	25 ft.
Minimum rear yard setback	10 ft.	10 ft.	N/A	10 ft.	10 ft.	25 ft.
Maximum lot Coverage	50%	50%	N/A	20%	20%	20%
Maximum building height	40 ft.	40 ft.	N/A	35 ft.	35ft.	35ft.

Requirements/Zones	RR1	RR2	AP1	AP2	AP3
Minimum lot size	20,000 sq.ft.	80,000 sq.ft.	3 acres	2 acres	2 Acres
Minimum lot area per family	10000 sq.ft	80000 sq.ft	3 acres	2 acres	2 acres
Minimum road frontage	100 ft	200 ft	200 ft	200 ft	200 ft
Minimum lot width	50 ft	100 ft	200 ft	200 ft	200 ft
Minimum front yard setback (center of road)	50 ft	50 ft	50 ft	50 ft	50 ft
Minimum side yard setback	10 ft	25 ft	35 ft	35 ft	25 ft
Minimum rear yard setback	10 ft	25 ft	50 ft	50 ft	25 ft
Maximum lot coverage	*25%	*15%	10%	15%	15%
Maximum building height	40 ft./ 54 ft*	40 ft./ 54 ft*	40 ft./ 54 ft*	40 ft./ 54 ft*	40 ft./ 54 ft*

Requirements/Zones	C-1	C-2	C-3	C-4	ID
Minimum lot size	5000 sq.ft	5000 sq.ft	20000 sq.ft	30000 sq.ft	80000 sq.ft
Minimum lot area per family	1000 sq.ft	5000 sq.ft	20000 sq.ft	30000 sq.ft	80000 sq.ft
Minimum lot frontage	50 ft.	50 ft.	100 ft.	100 ft.	200 ft.
Minimum lot width	30 ft.	30 ft.	50 ft.	50 ft.	100 ft.
Minimum front yard setback (road center)	0 ft.	30* ft.	50* ft.	75 ft.	50 ft.
Minimum side yard setback	0 ft.	5 ft.	10 ft.	10 ft.	25 ft.
Minimum rear yard setback	10 ft.	10 ft.	10 ft.	10 ft.	40 ft.
Maximum lot coverage	100%	80%	90%	90%	90%
Maximum structure coverage	90%	50%	75%	75%	75%
Maximum building height	40 ft./ 54 ft*	40 ft./ 54 ft*	40 ft./ 54 ft*	40 ft./ 54 ft*	60 ft.

LAND USE: Requirements/Zones	DR1	DR2	MHP w/s	MHP
Minimum lot size	10,000 sq.ft	5,000 sq.ft	5,000 sq.ft	20,000 sq.ft
Minimum lot area per family	10,000 sq.ft	1,000 sq.ft	1,000 sq.ft	20,000 sq.ft
Minimum road frontage	100 ft.	50 ft.	50 ft.	100 ft.
Minimum lot width	50 ft.	30 ft.	30 ft.	50 ft.
Minimum front yard setback (road center)	50 ft. *	30 ft *	30 ft.	50 ft.
Minimum side yard setback	15 ft. <sup>26</sup>	5 ft.	10 ft.	10 ft.
Minimum rear yard setback	10 ft. <sup>27</sup>	5 ft.	5 ft.	10 ft.
Maximum lot coverage	40%	75%	50%	25%
Maximum building height	40 ft./ 54 ft*	40 ft./ 54 ft*	15 ft.	15 ft.