

## Zoning Regulations- Bulk Requirements (revised 03/2006)

Zone	Size	Minimum Lot Frontage	Depth	Front	Minimum Side (one)	Side (both)	Rear	Maximum Lot Coverage*	Maximum Bldg Coverage**	Maximum Heights
R-130	3 Acres	250 feet	135 ft	50 feet	30 ft	80 ft	50 ft	12%	6%	35 ft- 2 ½ story
R-40	40,000 sf	150 feet	200 ft	35 feet	25 ft	50 ft	50 ft	15%	8%	35 ft- 2 ½ story
R-20	20,000 sf	100 feet	150 ft	35 feet	12 ft	30 ft	50 ft	20%	10%	35 ft- 2 ½ story
R-10	10,000 sf	75 feet	100 ft	25 feet	8 ft	20 ft	25 ft	45%	25%	35 ft- 2 ½ story
B-1	5,000 sf	None	None	None	None	None	10 ft	30%		30 ft- 2 stories
M-1	40,000sf	200 feet	150 ft	50 feet	25 ft	50 ft	50 ft	40%		40 ft- 2 stories
Office/Tech Pk	2 Acres	200 feet	200 ft	75 ft setback- 100 ft buffer- 65 ft from water				60%	25%	30 ft-2 stories
R-40 <sup>TH</sup>	10 Acres 3 dwelling units per acre Building length 6 units	500 feet		50 feet		50 ft	50 ft	10%		Max bedrooms- 3 not to exceed 50% Size of bedrooms Efficiency- N/A 1 bedroom- 800 sf 2 bedroom- 1000 sf 3 bedroom- 1,200 sf
R-G	3 Acres 10 dwelling units per acre Building length 20 units			50 feet		50 ft	50ft	20%		Max bedrooms- 2 bedrooms 25% max-1 bedroom Size of bedrooms Efficiency- 550 sf 1 bedroom- 650 sf 2 bedroom- 800 sf

\* Maximum lot coverage- That portion of the lot which is improved or is proposed to be improved **with principal and accessory buildings or structures or driveways, paved or otherwise, decks or porches, pools, patios, parking lots, pedestrian walkways, retaining walls, fences, signs or other manmade improvements on the ground surface, excluding lawns or other landscaping improvements.**

\*\* Maximum Building Coverage- That area of a lot which is directly occupied by a building or structure, **but not including uncovered walkways, steps, patios, decks, pools, driveways, parking lots or any similar improvements thereof.**

**Minimum habitable dwelling spaces: (R-10: 1,100sf) (R-20: 1,200sf) (R-40: 1,400sf) (R-130: 1,400sf) for new dwellings**