

26.10 Lot Requirement Standards by District: Residential

(Amended 11/1/2012)

<u>Lot and Building Standards</u>		<u>R-80</u>	<u>R-60</u>	<u>R-40</u>	<u>R-30</u>	<u>R-20</u>	<u>R-15</u>	<u>R-10</u>
26.10.1	Minimum lot area (in sq. ft.)	80,000	60,000	40,000	30,000	20,000	15,000	10,000
26.10.2	Reserved for Future Use							
26.10.3	Minimum lot area for a dwelling (in sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
26.10.4	Minimum square on the lot (in feet) See Section 26.4.1	150	150	150	130	110	90	70
		X	X	X	X	X	X	X
		150	150	150	130	110	90	70
26.10.5	Minimum lot frontage width at the street line (in feet)	150	150	150	130	110	90	70
26.10.6	Minimum setback from front lot line (in feet)*	50	50	40	35	30	30	25
26.10.7	Maximum setback from front lot line (in feet)*	n/a	n/a	n/a	n/a	n/a	n/a	n/a
26.10.8	Minimum setback from any lot line other than a front or rear lot line (in feet).*	35	35	25	25	20	15	10
26.10.9	Minimum setback from any lot line other than a front or rear lot line for two-family dwellings (in feet).	n/a	n/a	n/a	30	25	n/a	n/a
26.10.10	Minimum setback from rear lot line (in feet)*	50	50	40	35	30	30	25
26.10.11	Minimum setback from Residence or Village Zone District boundary line (in feet)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
26.10.12	Maximum number of stories for a building.	3	3	3	3	3	3	3
26.10.13	Maximum height for a building structure.	35	35	35	35	35	35	35
26.10.14	Maximum ground coverage as percent of lot area as defined in Section 3.	10%	10%	10%	15%	15%	15%	20%
26.10.15	Maximum floor area as percent of lot area including all stories (See Section 3)	20%	20%	20%	30%	30%	30%	40%

* Please see Section 26.3.4 for the setbacks for Conservation Subdivisions. These Subdivisions are shown on the Zone Map.

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26.10.16	Minimum floor area for a one-story dwelling (in sq. ft.)	1,000	1,000	1,000	1,000	900	900	900
26.10.17	Minimum total floor area on all floors for a split-level dwelling (in sq. ft.)	1,200	1,200	1,200	1,200	1,000	1,000	1,000
26.10.18	Minimum floor area for two-story dwelling (in sq. ft.)							
	(a) Ground floor	800	800	800	800	750	750	750
	(b) Total floor area	1,200	1,200	1,200	1,200	1,000	1,000	1,000
26.10.19	Minimum floor area for each family in a two-family dwelling (in sq. ft.)	n/a	n/a	n/a	500	500	n/a	n/a
26.10.20	Maximum floor area on ground floor for any one building (in sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
26.10.21	Maximum footprint of any single building, except as otherwise specified in these Regulations (in sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a	n/a

(Amended 1/1/2015)

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