

**Table of Dimensional Requirements**

Lot Area (minimum square feet)	RURAL RES	RES A	RES B	RES C	COMM A	COURT ST	BROAD ST	CORE	BUS A	BUS B	IND A	FLOOD OVERLAY	WATER RES OVERLAY
Residential Use, exclusively	↓	↓	↓	↓	↓	↓	↓	NR	↓	not applicable	not applicable	21,780 (.5 ac)	87,120 <sup>1</sup> (2 ac)
-without public water & sewer	60,000	40,000	↓	↓	↓	↓	↓	not applicable	↓	↓	↓		
-Single family / 1 household			25,000	25,000	25,000	not applicable	not applicable	not applicable	25,000				
-Two-family / 2 non-ADU households			30,000	30,000	30,000	10,000*	15,000**		30,000				
-Multi-family / 3+ non-ADU households				27,000 plus:	27,000 plus:	10,000*	15,000**		60,000 plus:				(sewer required)
-per unit				1,500	1,500	(3 units only)	(4 units max.)		5,000 per 13th & each addtl unit				
-per elderly unit				750	750				↑				
-with either public water or sewer	40,000	30,000	↑	↑	↑	↑	↑		↑				
-with both public water & sewer	30,000	20,000	↓	↓	↓	↓	↓		↓				
-Single family / 1 household			10,000	10,000	10,000	not applicable	not applicable	not applicable	10,000				
-Two-family / 2 non-ADU households			15,000	15,000	15,000	10,000*	15,000**		15,000				
-Multi-family / 3+ non-ADU households				12,000 plus:	12,000 plus:	10,000*	15,000**		60,000 plus:				
-per unit, or				1,500	1,500	(3 units only)	(3-4 units only)		5,000 per 13th & each addtl unit				
-per elderly unit				750	750								
-flag lot	174,240 (4 ac)	174,240 (4 ac)											
-open space community lot													
-without public sewer	30,000	30,000											
-with public sewer	15,000	12,000											
Non-residential, Mixed, Other Uses	60,000	40,000	10,000	10,000	15,000	10,000*	15,000**	NR	17,500	12,000	43,560 (1 ac)	u	87,120 <sup>1</sup> (2 ac)
						*15,000 max.	**25,000 max.						
<b>Lot Frontage / Width (minimum feet)</b>													
Residential Use, exclusively	↓	↓	↓	↓	↓	↓	↓	NR	↓	not applicable	not applicable	100	u
-Single family	150/150	125/125	100/100	75/75	75/75	75/75	75/75		75/75				
-flag lot	40/40	40/40											
-open space community lot	100/NR	85/NR											
-Two-family			100/100	75/75	75/75	75/75	75/75		75/75				
-Multi-family				75/75	75/75	75/75	75/75		75/75				
Non-residential, Mixed, Other Uses	150/150	125/125	100/100	75/75	100/NR	100/NR	100/NR	NR	100/NR	100/NR	150/NR	u	u
<b>Front Yard Setback (feet)</b>													
Residential Use (Multifamily Use), exclusively	40 min.*	35 min.*	30 min.*	25 min.*	25 min.*	25 min.*	25 min.*	5 max.	25 (30) min.*	not applicable	not applicable	u	u
-open space community lot	25 min.	25 min.											
Non-residential, Mixed, Other Uses	40 min.*	35 min.*	30 min.*	25 min.*	30 min.	30 min.	30 min.	5 max.	30 min.	30 min.	20 min.	u	u
	*a lesser minimum distance is permitted, equal to an abutting structure's front setback												
<b>Rear Yard Setback (minimum feet)</b>													
Residential Use (Multifamily Use), exclusively	50	30	30	30	30	20	20	NR	30 (NR)	not applicable	not applicable	u	u
-flag lot	50	50											
-open space community lot	40	40											
Non-residential, Mixed, Other Uses	50	30	30	30	20	20	20	NR	20	20	25	u	u
Accessory structures - up to 200 sf, 12' ht, no bldg permit	5	5	5	5	5	5	5	NR	5	5	5	u	u
- all others, except those	15	15	15	15	15	15	15	NR	15	15	15		
- exceeding footprint or height of principal bldg	50	30	30	30	20 or 30 (res.)	20	20	NR	30 (NR)	20	25		
<b>Side Yard Setback (minimum feet)</b>													
Residential Use (Multifamily Use), exclusively	20	15	15	15	15	15	15	NR	15 (20)	not applicable	not applicable	u	u
-flag lot	50	50											
-open space community lot	10	10											
Non-residential, Mixed, Other Uses	20	15	15	15	15	15	15	NR	15	20	15	u	u
Accessory structures - up to 200 sf, 12' ht, no bldg permit	5	5	5	5	5	5	5	NR	5	5	5	u	u
- all others, except those	10	10	10	10	10	10	10	NR	10	10	10		
- exceeding footprint or height of principal bldg	20	15	15	15	15	15	15	NR	15 (20)	20	15		
<b>Building Height (maximum stories / feet)</b>													
Residential Use, exclusively (including ADUs)	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	see "Other Uses"	2.5/35	n/a	not applicable	u	u
Certain excepted structures	3/60	3/60	3/60	3/60	3/50	3/50	3/50	not applicable	3/60	3/50	not applicable	u	u
Accessory structures	NR/25	NR/25	NR/25	NR/25	NR/25	NR/25	NR/25	NR/25	NR/25	NR/25	NR/25	u	u
Non-residential, Mixed, Other Uses	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35 and 2/30 min.	2.5/35 and 2/30 min.	NR/75 and NR/35 min.	2.5/35	2.5/35	NR/60	u	u
<b>Lot Coverage</b>													
Maximum Building Coverage													
-Residential Use (Multifamily Use), exclusively	25%	25%	25%	25% (35%)	25% (35%)	25% (35%)	25% (35%)	90%	25% (35%)	not applicable	not applicable	u	u
-Mixed uses which include residential	25%	25%	25%	25%	25%	25%	25%	90%	25%	not applicable	not applicable	u	u
-Non-residential, Other Uses	25%	25%	25%	25%	25%	25%	25%	95%	25%	80%	50%	u	u
Minimum Open Space	NR	NR	NR	applies to multi-family uses only			40%	40%	50 sf/dw. unit	NR	NR	NR	NR
Maximum Impervious Coverage	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	15% or 2,500 sf
-with special permit	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	70%
Minimum Landscaped Front Yard Area	75%	75%	75%	75%	10%	10%	10%	NR	5% (75%)	10%	10%	u	u

This table is for general reference and convenience; it is not part of the adopted zoning ordinance. Readers are advised to consult the actual ordinance language, which shall prevail. Not all uses, districts, requirements or provisions are represented here. Special permits may be required in some instances and may also be available to lessen certain requirements shown.

u Refer to underlying district requirement  
NR Not regulated or specified

<sup>1</sup> Not applicable to any pre-existing lot