

**AREA AND BULK REQUIREMENTS**

Zoning District	Max. Lot Coverage All Buildings	Max Bldg. Hgt. Principal Structure		Min. Size Residence sq. ft.	Setbacks for Principal Buildings				Setbacks for Accessory Buildings				setback sewage system to water
		stories	feet		front	each side	rear	water	each				
				front					side	rear	water		
A-1	10%	2	28'	1000(a)	75'	40'	100'	65 (c)	75'	40'	100'	65 (c)	125'(c)
A-2	10%	2	28'	1000(a)	75'	40'	100'	65 (c)	75'	40'	50'	65 (c)	125'(c)
R1-AAA	10%	2	28'	1000(a)	75'	40'	100'	65 (c)	75'	40'	100'	65 (c)	125'(c)
R1-AA	10%	2	28'	1000(a)	75'	40'	100'	65 (c)	75'	40'	50'	65 (c)	125'(c)
R1-A	10%	2	28'	1000(a)	75'	40'	100'	65 (c)	75'	40'	50'	65 (c)	125'(c)
R1-B	10%	2	28'	1000(a)	50'	30'	50'	65 (c)	50'	30'	25'	65 (c)	125'(c)
R1-C	10%	2	25'	1000(a)	40'	15'	40'	65 (c)	40'	10'	10'	65 (c)	125'(c)
R1-D	10%	2	25'	1000(a)	30'	10'	30'	65 (c)	40'	10'	10'	65 (c)	125'(c)
R-2	20%	2	25'	800	60'	35'	75'	65 (c)	60'	35'	50'	65 (c)	125'(c)
RM-1	(d)	2	25'	1 bedroom	50'	30'	30'	65 (c)	50'	10'	10'	65 (c)	125'(c)
OB	30%	2	25'	n/a	80'	20'/50'/50'(e)	50/75(f)	65 (c)	n/a	n/a	n/a	n/a	125'(c)
CB-1	30%	2	25'	n/a	80'	20'/50'/50'(e)	50/75(f)	65 (c)	n/a	n/a	n/a	n/a	125'(c)
CB-2	30%	2	25'	n/a	80'	20'/50'/50'(e)	50/75(f)	65 (c)	n/a	n/a	n/a	n/a	125'(c)
CB-3	45%	2	25'	n/a	135'	20'/50'/50'(e)	50/75(f)	65 (c)	n/a	n/a	n/a	n/a	125'(c)
CB-4	45%	2	25'	n/a	135'	20'/50'/50'(e)	50/75(f)	65 (c)	n/a	n/a	n/a	n/a	125'(c)
I-1	35%	n/a	30'	n/a	75'	100'/50'/20'(g)	100'/50'/40'(g)	65 (c)	n/a	n/a	n/a	n/a	125'(c)
I-2	35%	n/a	50'	n/a	100'	100'/100'/30'(g)	200'/100'/50'(g)	65 (c)	n/a	n/a	n/a	n/a	125'(c)

- NOTES (a) Minimum first floor area per residential unit: 750 sf.  
 (b) Setbacks from Major Thoroughfare will vary from this chart. Contact Planning and Zoning  
 (c) "Water" setbacks--Measure from high-water line of subaqueous area.  
 (d) Maximum lot coverage for multiple family projects must be calculated based on review of site plan. Contact Planning and Zoning  
 (e) Setback from least side lot line/total setback from both side lines/setback from abutting residential developed or zoned property  
 (f) Setback from abutting non-residential property/setback from abutting residential developed or zoned property  
 (g) Minimum setback from agricultural or residential zoned property--subject to adjustment for building height/setback from railroad R.O.W.  
 /setback from other property

**THE ABOVE TABLE PROVIDES PRELIMINARY GUIDANCE ONLY, FOR COMMONLY ASKED QUESTIONS.  
 CONTACT THE PLANNING AND ZONING DEPARTMENT FOR A THOROUGH ZONING REVIEW TO DETERMINE IF  
 OTHER ZONING REGULATIONS MAY APPLY.**

