

Table 2
Table of Dimensional Requirements
 (Minimum requirements in feet, unless otherwise indicated)

District	Use (1)	Minimum Lot Dimensions		Minimum Yard Dimensions (8)			Maximum Height		Maximum Building Coverage	Minimum Open Space Land (4)	Maximum Density (units/acre)	Maximum Floor Area Ratio (FAR)
		Lot Area (SF)	Street Frontage (2)	Front	Side	Rear	Maximum Stories	Height Feet (6)				
Residence R-1	One-Family Dwelling	30,000	125	25 (3)	10	20	2.5	35	25%	40%	1.4	0.35
	Any other use	30,000	125	25	20	20	2.5	35	25%	40%	1.4	0.35
Residence R-2	One-Family	10,000	75	25 (3)	10	20	2.5	30 (7)	25%	40%	4.3	0.45
	Any other use	10,000	75	25	20	20	2.5	30 (7)	25%	40%	4.3	0.45
Business B-1	One-Family Dwelling	10,000	75	25 (3)	10	20	2.5	30 (7)	25%	40%	1.4	0.45
	or											
Business B-2	Any other use	10,000	75	25 (5)	20 (5)	20	2.5	30 (7)	50%	20%	1.4	0.75
Natural Resource	Any permitted use	-	75	25	10	20	2.5	30 (7)	25%	65%	-	-
Public	Any permitted use	-	-	-	-	-	2.5	35	50%	-	-	-

- (1) - All requirements apply to both principal and accessory buildings on a lot, except as provided in Section 5.02 c.5.
- (2) - Lot width shall equal lot frontage.
- (3) - Where adjacent houses are closer to the street than 25 feet, this dimension may be reduced to the average of the front yards of the other houses on the street within the same block, but in no event shall less than 15 feet be provided.
- (4) - Land containing no structures or paved parking, loading or driveway areas (see definition)
- (5) - Front and side yard dimensions may be reduced, with a special permit, based upon an approved site plan, except adjacent to a residential district
- (6) - Accessory buildings in residence districts shall be limited in height to 12 feet for flat roofs and 16 feet for pitched roofs.
- (7) - May be increased to 35 feet by special permit if the Board of Appeals finds that the additional height will not cause overdevelopment of the lot, increase FAR over that permitted in the district, or interfere with views or sunlight of adjoining or nearby properties in a significant manner.
- (8) - Access ramps for the physically handicapped are exempt from these requirements.