

Zoning Requirements for Residential Districts

"A" Residential Districts				
	NO Public Sewer or Water	Public Sewer OR Water	Public Sewer AND Water	Planned Residential (A-1) Development Must Have Public Sewer and Water
Lot Size	45,000 sq. ft.	35,000 sq. ft.	26,000 sq. ft.	22,000 sq. ft.
Lot Width at Building Line	150 feet	130 feet	120 feet	110 feet
Front Yard Setback	60 feet	60 feet	50 feet	50 feet
Side Yard Setback	30 feet each	25 feet each	25 feet each	25 feet each
Rear Yard Setback	60 feet	60 feet	50 feet	50 feet
Height	35 feet principal building 22 feet accessory or 1 story	35 feet principal building 22 feet accessory or 1 story	35 feet principal building 22 feet accessory or 1 story	35 feet principal building 22 feet accessory or 1 story
Accessory Building	10 feet to property line	10 feet to property line	10 feet to property line	10 feet to property line
Building Coverage	15%	15%	15%	15%
Total Impervious Surface	25%	25%	25%	25%

	"B" and "C" Residential Districts Must Have Public Sewer and Water		"NH" Residential Districts Must Have Public Sewer and Water	
	"B"	"C"	Single Family	Twin and/or Duplex
Lot Size	12,000 sq. ft.	9,000 sq. ft.	5,500 sq.ft.	3,300 sq. ft.
Lot Width at Building Line	80 feet	60 feet	50 feet	30 feet
Front Yard Setback	35 feet	30 feet	30 feet	30 feet
Side Yard Setback	10 feet with aggregate of 25 feet	10 feet each	10 feet each	10 feet each
Rear Yard Setback	30 feet	25 feet	25 feet	25 feet
Height	35 feet principal building 22 feet accessory or 1 story	35 feet principal building 22 feet accessory or 1 story	35 feet principal building 22 feet accessory or 1 story	35 feet principal building 22 feet accessory or 1 story
Accessory Building	4 feet to property line/fire res 10 feet non-fire resistant	4 feet to property line/fire res 10 feet non-fire resistant	4 feet to property line/fire res 10 feet non-fire resistant	4 feet to property line/fire res 10 feet non-fire resistant
Building Coverage	20%	20%	20%	20%
Total Impervious Surface	30%	30%	35%	35%