

**SECTION 5
AREA, YARD AND HEIGHT REQUIREMENTS**

5.0 PURPOSE

To further the objective of Section 1.1, except as provided for existing lots here within, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these Regulations, and as prescribed in the schedule, which is part of this section and is labeled "Schedule of Areas, Yards and Height Requirements."

5.1 SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM LOT DEPTH
R4A	4 ACRES	100 Ft.	250 Ft.
R2A	2 ACRES	200 Ft.	250 Ft.
R50	50,000 sq.ft.	200 Ft.	200 Ft.
R30	30,000 sq.ft.	150 Ft.	150 Ft.
PDM	5 ACRES	175 Ft.	250 Ft.
C1	1 ACRE	200 Ft.	150 Ft.
C2	20,000 sq.ft.	100 Ft.	150 Ft.
OP	1 ACRE	175 Ft.	175 Ft.
I	45,000 sq.ft. (1)	50 Ft. (1)	200 Ft. (1)
ED	10 ACRES (2)	450 Ft. (2)	450 Ft. (2)
T1	30,000 sq.ft.	150 Ft.	200 Ft.
Commercial Ctr.	20,000 sq.ft.	100 Ft.	150 Ft.
Ctr. Commons	30,000(9)	150 Ft.	150 Ft.
Ctr. Edge	30,000 sq.ft.	150 Ft.	150 Ft.

ZONE	MAXIMUM STORIES	MAXIMUM HEIGHT/FEET	MAXIMUM% LOT COVERAGE
R4A	2 1/2	30 Ft.	15%
R2A	2 1/2	30 Ft.	15%
R50	2 1/2	30 Ft.	20%
R30	2 1/2	30 Ft.	25%
PDM	2	35 Ft.	30%
C1	2	30 Ft.	30%
C2	3	45 Ft.	40%
OP	3	50 Ft.	30%
I	2	40 Ft.	40%
ED	3	60 Ft.	40%
T1	2 1/2	30 Ft.	20% (6)
Commercial Ctr.	3	45 Ft.	30%
Ctr. Commons	3	45 Ft.	30% (8)
Ctr. Edge	2 1/2	30 Ft.	25% (9)

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Note*: In the R4A zone no structure may be constructed within 100 feet of the Case Street front street line, or if no street line has been established, within 125 feet of the pavement centerline. A minimum 50 foot front yard shall apply to all other existing and proposed streets.

ZONE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD
R4A	100/50* Ft.	50 Ft.	25 Ft.
R2A	50 Ft.	50 Ft.	25 Ft.
R50	50 Ft.	50 Ft.	25 Ft.
R30	50 Ft.	30 Ft.	20 Ft.
PDM	50 Ft.	40 Ft.	35 Ft.
C1	50 Ft. (3)	20 Ft. (3)	10 Ft. (3)
C2	50 Ft. (3)	20 Ft. (3)	10 Ft. (3)
OP	50 Ft.	20 Ft.	15 Ft.
I	50 Ft. (4)	20 Ft. (4) (3)	20 Ft. (4) (3)
ED	50 Ft. (5)	20 Ft. (5) (3)	20 Ft. (5) (3)
T1	50 Ft. (7)	30 Ft.	20 Ft.
Commercial Ctr.	25 Ft.	20 Ft.	10 Ft.
Ctr. Commons	50 Ft. (8)	30 Ft.	20 Ft.
Ctr. Edge	50 Ft. (9)	30 Ft.	20 Ft.

- (1) See Section 3.8.4.6
- (2) See Section 3.9.4.2
- (3) See Section 4.2.5
- (4) See Section 3.8.4.5
- (5) See Section 3.9.4.2
- (6) See Section 3.10.3.5
- (7) See Section 3.10.3.9
- (8) See Center Common Zone Special Criteria 3.12.2
- (9) See Center Edge Special Criteria 3.12.3

5.2 ADDITIONAL LOT LAYOUT/DESIGN REQUIREMENTS

5.2.1 Front Yards on Corner Lots

On corner lots, the front yard requirement shall be enforced on both street fronts.

5.2.2 Minimum Lot Frontage/Rear Yards

On a corner lot the minimum lot frontage shall be required along all streets, and a side yard line shall be required opposite all street lines.

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5.2.3 Height Exceptions

5.2.3.1 The provisions of these Regulations limiting the maximum height of buildings shall not apply to the height of a church spire; tower or belfry; flagpole; water tank; chimney; elevator bulkhead; antenna; or similar use, all of which have a maximum height of 60 feet. The Commission may permit increases in the height of the above items to a maximum of 90 feet following the application and approval of a Special Permit and subject to the conditions of Section 8.2.

5.2.3.2 The maximum height of any residential building, as provided in Section 5.1, may be increased from 30 to 40 feet, and the number of stories may be increased to three (3), provided that the minimum building setbacks (front, side, rear yards) are increased by 2 feet for every one foot in height above the maximum outlined in Section 5.1. An A-2 survey, which outlines the reestablished minimum yard requirements, must be prepared and filed in the Town Hall Building Office prior to the issuance of a Certificate of Occupancy.

5.2.3.3 The Commission may approve increases in the height of commercial buildings and structures above the maximum outlined in Section 5 of these regulations following the issuance of a Special Permit and subject to the conditions of Section 8.2

5.2.3.3.1 The height shall not exceed 130% of the maximum outlined in Section 5.1 and the number of stories may not exceed one additional story.

5.2.3.3.2 The minimum building setback (front, side, rear yards) for any object whose height exceeds the maximum outlined in Section 5.1 shall be increased by 2 feet for every one foot in height above the maximum outlined in section 5.1. The Site Plan shall outline the re-established minimum yard requirements and upon approval shall be filed in the Land Records of the Town Clerk.

5.2.3.4 No object permitted by this Section 5.2.3 shall have a height greater than the distance between it and the nearest property line, it being intended that no such object would fall onto an adjacent property.

5.2.4 Through Lots (Or Double Frontage Lots)

On a through lot the minimum front yard is required on both frontages. All other yards shall be considered as side yards.

5.2.5 Lot Frontage Measurement

The required lot frontage shall be measured between the side lot lines at a distance of fifty (50) feet back from and parallel to the street line or where no street line has been established, seventy-five feet (75) back from and parallel to the centerline of the traveled way.

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5.2.6 Accessory Buildings

All accessory buildings shall conform to the requirements as provided in Section 8.1.

5.2.7 Lot Square

In the case of subdivision or resubdivision, the shape of all lots shall be such that the lot can fit a square having sides equal to the minimum frontage required (for the particular zone where subdivision is proposed) minus twenty-five (25) feet, with one side of the square placed along the required lot frontage as close to parallel to the road as possible. All lots created within the R4A zone must be designed to accommodate a rectangle of no less than 200 feet by 400 feet within the perimeter of the lot.

5.2.8 Subdivision Modification

In the case of subdivision, or resubdivision, of a parcel of land containing a minimum of five (5) lots where the shape of the parcel, the topography or other natural features prevent the best subdivision in strict conformance to the lot sizes and areas required in Section 5.1, such requirements may be modified by the Commission is not over 20% of the lots in such subdivision, so long as the purpose and intent of Section 5.1 is carried out for the subdivision as a whole.

5.2.9 Front Yard Requirement

All buildings shall be set back in accordance with Section 5.1 except that where no building line has been established buildings shall be set back seventy-five (75) feet from the center line of the road.

Where new residential subdivisions are approved the Commission may permit a reduction of the 50 foot front yard requirement subject to the following criteria:

The reduced front yard may not be less than 30 feet.

The reduced front yard will only be permitted where lots are proposed within new residential subdivisions and where the front yard is measured from a proposed permanent dead end street which will be constructed as part of the subdivision.

The reduced front yards shall be shown and noted on the approved mylar copy of the subdivision and filed in the Town Land Records.

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5.2.10 Lots of Records

On a lot of less than 150 feet frontage, under separate ownership of record, which lot contained an existing building or a building under construction April 29, 1955, and which building is hereafter altered or extended, one side yard may be not less than 10% of the lot frontage, provided the total of both side yards is not less than 30% of the lot frontage, and provided that no side yard is less than twelve (12) feet.

5.2.11 Undeveloped Lots of Records

On a lot less than 150 feet wide, under separate ownership of record on April 29, 1955, on which no principal building existed or was under construction on April 29, 1955, one side yard may be not less than 10% of the lot frontage, provided that the total of both side yards is not less than 30% of the lot frontage and provided that no side yard is less than twelve (12) feet.

5.2.12 Contiguous Developable Area

All lots created through subdivision or resubdivision shall contain a contiguous developable area equal to at least 60,000 in the R4A zone; 40,000 square feet in the R2A zone; 35,000 square feet in the R50 zone; and 30,000 square feet in the R30 zone. For the purpose of this Regulation, a contiguous developable area shall be defined as an uninterrupted contiguous area, which does not contain wetlands, watercourses, water bodies, ledge outcroppings greater than 20 square feet, or areas with slopes in excess of 20% that extend 50 linear feet or more. The contiguous developable area may be reduced by 50% when both public water and public sewer are available. Where Flexible Residential Development applications are proposed the minimum Contiguous Developable Area shall be reduced to 20,000 square feet in the R2A zone; 17,500 square feet in the R50 zone; and 15,000 square feet in the R30 zone. The 50% reduction for public water and public sewer shall not apply to FRD applications.

5.2.13 Road Frontage on Private Road

The minimum lot frontage requirement outlined within Section 5.1 cannot be applied along the frontage of a Private Street, except as follows: Where a FRD subdivision is proposed. Where a rear lot subdivision is proposed. In all other cases lots must demonstrate that they meet the minimum lot frontage on a street as defined by these regulations, with the exception of a private street.