

PART 3 RESIDENTIAL LOT DIMENSIONS FOR DWELLINGS ON EXISTING LOTS OR LOTS PLANNED AS PART OF THE SUBDIVISION OF A PARCEL LESS THAN FIVE ACRES				
SINGLE-FAMILY and TWO-FAMILY residential in all districts where permitted (see § 215-24 for additional two-family dwelling standards)				
	LOT SIZE			
	Less than 10,000 square feet	10,000 square feet to 1.00 acre	1.01 acre to 2.00 acres	2.00 acres and more
Minimum Yards (Setbacks) for Proposed Lots and Existing Lots (i.e., building setbacks) (see § 215-21 for accessory structures)				
Front measured from road right-of-way (feet)	30	35	40	40
Rear (feet)	20	30	50	50
Side (feet)	10	15	20	25
Buffers for wetlands and water bodies	See § 215-38B and C			
Lot Dimensions for Proposed Lots				
Minimum width (feet)	50	100	125	150
Minimum depth (feet)	50	125	150	150
Maximum depth-to-width ratio (no lot need exceed a width of 300 feet)	4:1			
Maximum Lot Coverage				
Buildings (percent)	25%	20%	20%	15%
Total building and all other impervious surfaces (percent)	45%	40%	30%	25%
MULTIFAMILY DWELLINGS – see § 215-23 MOBILE HOME PARKS – see § 215-27				