

PART 4				
NONRESIDENTIAL LOT SIZES AND SETBACKS				
Zoning District	R-1, R-2, R-3	C-1	C-2, M	R-LM
Type of Water Supply/Sewage Disposal	Minimum Lot Area			
Both central water and central sewage	33,000 square feet	10,000 square feet	22,000 square feet	5 acres
All others	1 acre	1 acre	1 acre	
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)	40	10*	30	50
Rear: not less than the height of the building but in no case less than: (feet)	50	30	20	50
Side: not less than the height of the building but in no case less than: (feet)	20	10**	20	50
Buffers for wetlands and water bodies	See § 215-38B and C			
*The minimum front yard setback in the C-1 District shall be 10 feet except that existing structures may be replaced to the nonconforming setback. **The minimum side yard setbacks in the C-1 District shall be 10 feet regardless of building height, and existing structures may be replaced to the nonconforming setback.				