

**TABLE B  
SPACE AND BULK STANDARDS**

ZONE	MINIMUM LOT SIZE / SUBSURFACE DISPOSAL / SEWER	MINIMUM STREET FRONTAGE	MINIMUM SHORE FRONTAGE	MINIMUM FRONT SETBACK #3	MINIMUM STANDARD SETBACK / NORMAL HIGHWATER LINE	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM NONVEGETATED SURFACE AREA #5	MAXIMUM BUILDING HEIGHT *
					WETLAND / EDGE / UPLAND #4				
RESIDENTIAL I	30,000 / 15,000 SQ FT.	100 FEET #2	N / A	25 FEET	N / A	10 FEET	10 FEET	40%	35 FEET
RESIDENTIAL II	40,000 / 20,000 SQ FT	150 FEET #2	N / A	25 FEET	N / A	15 FEET	10 FEET	40%	35 FEET
LIMITED RESIDENTIAL & RECREATIONAL	40,000 / 20,000 SQ FT	100 FEET #2	200 FEET	25 FEET	100 FEET / POND	10 FEET	10 FEET	20%	35 FEET
					75 FEET OTHER				
FARM AND FOREST	40,000 SQ. FEET #1	150 FEET #2	200 FEET	50 FEET	75 FEET	25 FEET	25 FEET	50%	35 FEET
DOWNTOWN VILLAGE	20,000 / 7,500 SQ. FT	100 FT / 75 FT. #2	200 FEET	6 FEET	25 FEET	COMMON WALLS	NONE	70%	35 FEET
COMMERCIAL	40,000 / 20,000 SQ FT	150 FEET #2	200 FEET	50 FEET	100 FEET / POND	25 FEET	25 FEET	50%	35 FEET
					75 FEET / OTHER				
INDUSTRIAL	40,000 / 20,000 SQ FT	200 FEET #2	200 FEET	50 FEET	100 FEET / POND	25 FEET	25 FEET	25%	35 FEET
					75 FEET / OTHER				
STREAM PROT	40,000 SQ FEET	100 FEET #2	200 FEET	25 FEET	75 FEET	15 FEET	15 FEET	25%	35 FEET
RESOURCE PROTECTION	40,000 SQ FEET	100 FEET #2	200 FEET	25 FEET	100 FEET / POND	15 FEET	15 FEET	20%	35 FEET
					75 FEET / OTHER				

**NOTES:**

- EXCEPT THAT FOR RESIDENTIAL SUBDIVISIONS IN THE FARM AND FOREST DISTRICT MINIMUM LOT AREA PER DWELLING UNIT IS DETERMINED ACCORDING TO SECTION 4.5 C OF THIS ORDINANCE
  - EXCEPT AS ALLOWED UNDER SECTION 5.27
  - FRONT SETBACKS ARE MEASURED FROM THE EDGE OF PAVEMENT OR IN THE CASE OF UNPAVED ROADS, FROM THE EDGE OF THE TRAVELED WAY. ON UNDEVELOPED STREETS WHERE THE LOCATION OF THE PAVED OR TRAVELED WAY HAS NOT BEEN FIXED BY RECORDED DEED OR RECORDED PLAN, THE FRONT SETBACK SHALL BE MEASURED FROM THE EDGE OF THE RIGHT-OF-WAY. SPECIAL PROVISIONS APPLY TO CORNER LOTS. SEE SECTION 5.28
  - INCLUDES RIVERS, STREAMS AND UPLAND EDGE OF WETLANDS AS DEFINED
  - THE PERCENTAGE OF THE LOT COVERED BY ALL STRUCTURES, PARKING LOTS AND OTHER NONVEGETATED SURFACES INCLUDING LAND PREVIOUSLY DEVELOPED
- \* BUILDINGS OVER 35 FEET MAY BE PERMITTED IN ANY ZONE IF APPROVED BY THE PLANNING BOARD UNDER THE SITE PLAN REVIEW STANDARDS OF THIS ORDINANCE, WITH PARTICULAR ATTENTION TO PRESERVATION OF LANDSCAPE, RELATION OF THE PROPOSED BUILDING TO THE ENVIRONMENT, FOR PROTECTION AND SAFETY OF THE STRUCTURE.

AMENDED JUNE 21, 1999      AMENDED JUNE 14, 2004