

SECTION 404 - SCHEDULE OF YARD AND LOT REQUIREMENTS ZONING DISTRICTS AND DWELLINGS

DISTRICT	MIN. LOT AREA PER FAMILY	MIN. ROAD FRONTAGE	MIN. ROADSIDE YARD SET-BACK	MIN. INTERIOR YARD SET-BACK	MIN. LIVING AREA PER UNIT SQ. FT.	WATER, SEPTIC & SEWER FACILITIES
A	5 Acres	300 ft.	70	40	1800	ON-SITE
E	3 Acres	150 ft.	50	20	1800	ON-SITE
R-1	½ acre	150 ft.	40	10	1800	OFF-SITE
R-M	2/1 Ratio	Unit to green space			900	ON-SITE

SECTION 504 ACCESSORY BUILDING:

1. No part of any garage or accessory building footprint shall be within a required interior yard or roadside yard in any district.
2. No part of any garage or accessory building footprint shall be in the yard created by a projection of the edge of the roadway to the footprint of the principal residential building in any non-residential district. For a corner lot, the projection shall extend to the intersection of the roads that create the corner
3. No part of any garage or accessory building footprint shall be on the roadside of the footprint of the principal building in any residential district.
4. Construction of an accessory building may precede construction of a principal building, but the permit application must be submitted with a site plan showing location of main building(s), other accessory building(s), driveways, parking, and utilities. Under no circumstance will an accessory building be used for habitation.

SECTION 509 PROJECTIONS INTO REQUIRED YARDS:

The building footprint shall not be within the required roadside and interior yards. Open structures such as uncovered steps, porches, balconies, decks, and platforms as well as chimneys, flues, sills, pilasters, cornices, eaves, gutters and other similar features may project halfway into a required roadside or interior yard.

MAXIMUM PERCENTAGE OF LOT COVERAGE FOR RESIDENTIAL DISTRICTS

15% for Districts A, E, R-1, RM

