

Fences may be on the property line but must also remain 30' from the road.		Subdivision Requirements			Setback Requirements				
		Minimum Lot Size	Minimum Road Frontage	Minimum Lot Depth	Front	Rear	Sides	Maximum Lot Coverage	Maximum Building height
A Agricultural		2 Acres	300'	200'	75'	50'	50'	20%	30'
A-R Agricultural Residence		1 Acre	150'	200'	50'	50'	20'	25%	30'
R-1 Residential		1 Acre	125' existing residence 150' no residence	200'	50'	50'	20'	25%	30'
W-R Waterfront Residential		2 Acres	150'	200'	(Waterside) 75' (road) 50'	50'	20'	25%	30'
R-2 High Density Residential	Mobile Home Parks	1 Acre/ 5 units	55'/ unit Park: Planning Board	Planning Board	100' park 25' unit / private drive 50' unit / public road	100' park	100' park 30' units	Planning Board	30'
	Cluster Development See §135-33	Planning Board	Planning Board	Planning Board	Planning Board	25'	25'	Planning Board	Planning Board
C-2 Mixed Use		0.5 Acres	75'	200'	25'	15'	8'	30%	35'
C-1 Commercial		Planning Board	100'	200'	35'	25'	20'	50%	35'
I Industrial		10 Acres of Agricultural	Planning Board	Planning Board	100'	75'	75'	35%	35'

- PREEXISTING UNDERSIZED LOTS SETBACKS = Sides: 10% total lot width (never less than 8')Excluding W-R.
- When a residence is OVER OR BEHIND A NON-RESIDENTIAL USE, the non-residential requirements will be used.
- Minimum DRIVEWAY WIDTH is 30' (flag lot front setback)
- HIGHWAY RIGHT OF WAY minimum setback is 90'.
- LABOR CAMP front setback is 200'.
- ACCESSORY BUILDINGS must be 12' from the principal building.
- ACCESSORY BUILDINGS 120sf and under can be 5' from the rear and side property lines.
- Habitable Floor Area Minimum = 750sf.
- Septic Systems must stay 10' from all other structures.