

ZONING

180 Attachment 2

Town of Norfolk

ARTICLE IV
 MINIMUM LOT, FRONTAGE, SETBACK AND OTHER DIMENSIONAL REQUIREMENTS

Requirement	Rural Residence RU	Village Residence VR	Retail R	Commercial- Industrial CI
Minimum lot area	2 acres	1 acre	5,000 square feet ³ with 50 ³	1 acre with 120
Minimum street frontage ¹ (feet)	200	120		2 acres with 200
Minimum lot area, rear lot ²	4 acres	2 acres	NA	3 acres with 50
Minimum width of right-of-way or strip fee, rear lot ² (feet)	30	30	NA	NA
Maximum ground coverage (percent of buildings and structures on lot)	10	20	75	25
Maximum building height, ⁴ whichever is less:				20
Stories	3	3	3	3
Feet	45	45	45	45
Minimum setback from street (feet)	30	25	10	25
Minimum setback from all property lines (feet)	30	15	0	15
Minimum setback from residential zone boundary line (feet)	-	-	20 ⁵	100 ⁵

NA = Not applicable

NOTES:

- ¹ See definition of "street" and "street frontage" in Article XI.
- ² A rear lot is a lot which does not meet the minimum street frontage requirement.
A rear lot is allowed subject to a special use permit as provided for in Article VIII.
- ³ If served by both public sanitary sewers and water supply.
- ⁴ In determining the height of a building or other structure, the stories of a building are counted one over the other, excluding basements having a ceiling height four or less feet above the average ground level. Height is measured from the average ground level at the foundation of a building or structure to the level of the highest roof of the building or highest feature of a structure.
- ⁵ Setbacks for one- and two-family houses shall be the same as in the VR Zone.