

ARTICLE IV, SECTION 2

Use Dist.	Min. Lot		Yard Requirements				Building		
	Area Sq. Ft.	Width Ft.	Front Ft.	Side Min. Ft.	Agg.. Ft.	Rear Ft.	Max. Cov. %	Max. Hgt. Ft.	Min Flr Area Sq.Ft
B-1	10,000 sq. ft.	100	20	0	10	20	50	40	720
B-2	10,000 sq. ft.	100	20	0	10	20	0	40	720
I	45,000 sq. ft.	150	75	25		50	25	40	2,000
"C" on Rt. 44	45,000 sq. ft.	150	50	25		50	25	40	2,500
"C" on Rt. 202	90,000 sq. ft.	300	100	25		100	25	40	10,000
IP	45,000 sq. ft.	150	75	25		50	25	35	2,000
NHCZ	10,000 sq. ft.	100	20*	0	10	20	50	40	1,000

*** Or average front yard of adjacent lots, but no less than 10' (feet).**

For the purpose of the front yard requirements as shown on the "Schedule of Height, Area, and Yard Requirements" see definitions for "Street, Arterial", "Street, Major Collector", "Street, Minor Collector" and "Street, Local".

The existing road network has been reviewed via field surveys and in discussions with town officials for the purpose of identifying the location of conditions which adversely affect the capability of streets to provide the safe and convenient movement of vehicles and which can contribute to traffic accidents. - These conditions include: problem intersections (e.g., inadequate sight lines, hazardous or misleading road geometry), steep grades, narrow bridges, sharp curves and narrow pavement width (see "Existing Streets: Conditions and Classification" map).

ARTICLE IV - HEIGHT AND AREA REGULATIONS

Section 1 - Schedule of Zone Requirements

1.1 All lots created and all buildings erected or altered shall conform to the requirements specified for the Zone in which the building is located listed in the schedule entitled "Height, Area and Yard Requirements".

1.2 **Height, Area and Yard Requirements**

	R-4	R-2	R-1.5	R-30	R-15
Minimum Lot Area	4.0 Acres	2.0 Acres	1.5 Acres	30,000 SF	15,000 SF
Minimum Contiguous Buildable Land Area	1.0 Acres	1.0 Acres	1.0 Acres	n/a	n/a
Maximum Density (1) (max. no. of lots in a subdivision per acre of buildable land)	.25	.5	.75	n/a	n/a
Minimum Lot Width	200 Feet	200 Feet	150 Feet	125 Feet	100 Feet
Min. Front Yard Setback					
• Minor Collector, Major Collector, Arterial Street	100 Feet	100 Feet	80 Feet	80 Feet	40 Feet
• Local Street	50 Feet	50 Feet	50 Feet	40 Feet	40 Feet
Min. Side Yard Setback					
• Minimum (each side)	20 Feet	20 Feet	20 Feet	10 Feet	10 Feet
• Aggregate (both sides)	50 Feet	50 Feet	50 Feet	20 Feet	20 Feet
Min. Rear Yard Setback	50 Feet	50 Feet	50 Feet	40 Feet	40 Feet
Max. Bldg. Coverage	10%	10%	10%	10%	10%
Max. Bldg. Height	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet
Min. First Floor Area	768 SF	768 SF	768 SF	768 SF	768 SF

(1) The maximum number of building lots permitted in a subdivision is determined by multiplying the amount of buildable land on the parcel (in acres) by the density factor for that zone where any fractional remainder is rounded down to the next lower whole number. No parcel of land or lot shall have the density factor reapplied once the maximum lot yield has been reached for the parcel of land that existed as of March 1, 2007.

Example: A parcel of land in the R-2 zone with 20 acres of land total and 17 acres of buildable land:

$$17 \text{ acres of buildable land} \times .5 \text{ density factor} = 8 \text{ lots maximum}$$