

Appendix



Permitting and Inspections Department
Michael A. Russell, MS, Director

BASIC DIMENSIONAL REQUIREMENT TABLE

For residential zones

Provided for informational purposes – always verify all requirements in the Chapter 14 Zoning Ordinance

	R-1	R-2	R-3	R-4	R-5	R-6	IR-1	IR-2	IR-3
1. Setbacks									
a. Front	25'	25'	25' ^a	25' ^a	20' ^a	5' ^a	30'	25' ^a	25'
b. Rear	25'	25'	25'	25'	20'	10'	30'	25'	25'
c. Rear – for detached accessory structures with ground coverage 144 sq ft or less	5'	5'	5'	5'	5'	5'	10'	10'	10'
d. Side – 1 and 1.5 story	12'	12'	8'	10'	8'	5' ^a	20'	20'	20'
e. Side – 2 story	14'	14'	14'	14'	12' ^a	5' ^a	20'	20'	20'
f. Side – 2.5+ story	16'	16'	16'	16'	14'	5' ^a	20'	20'	20'
g. Side – for detached accessory structures with ground coverage 144 sq ft or less	5'	5'	5'	5'	5'	5'	15'	15'	15'
h. Side street	20'	20'	20'	20' ^a	15'	0'	20'	20'	20'
2. Lot coverage	20%	20%	35%	30%	40%	60% ^b	20%	20%	20%
3. Maximum Height – principal structures and additions	35'	35'	35'	35'	35'	45' ^c	35'	35' ^d	35'
4. Maximum Height – detached accessory structures	18'	18'	18'	18'	18'	18'	18'	18'	18'
5. Minimum Lot Size – for residential uses, in square feet	15,000	10,000	6,500	6,000	6,000	2,000	40,000	20,000	42,500 ^e
6. Minimum Street Frontage	75'	50'	50'	50'	50'	20'	100'	70'	70'
7. Minimum Lot Width	100'	80'	65'	60'	60' ^f	20'	100'	80'	80'

^a May be eligible for less strict requirements. If your project does not meet the minimum requirements listed here, please see permitting staff.

^b In the R-6 zone, a minimum of 20% of the lot must be maintained as “landscaped open space” – see definitions below.

^c In the R-6 zone, portions of buildings above 35' in height must be no closer than 10' from the side property line and 15' from the rear property line, when abutting a residential zone. Does not apply to side street property lines.

^d Structure height limited to 27' on Little Diamond Island.

^e Minimum lot size may be reduced in certain cases with Planning Board approval – see Zoning Ordinance for details.

^f In the R-5 zone, minimum lot width increases to 90 feet for multiplex development (three or more attached dwelling units).