

6.07 Table of Dimensional Regulations

TABLE OF DIMENSIONAL REGULATIONS								
Base District	Minimum Lot Size	Minimum Lot Frontage	Minimum Yard Requirements			Maximum Lot Coverage	Maximum Height	Maximum Stories
			Front	Rear	Side			
	Acres	Feet	Feet	Feet	Feet	Percent	Feet	Number
RU	2	200	35	20	20	30	35	2 ½
R	2	200	35	20	20	30	35	2 ½
R-1	2	200	35	20	20	30	35	2 ½
C ¹	2	200	35	20	20	80	35	2 ½
C ²	1	150	35	20	20	80	35	2 ½
C ³	½	100	35	20	20	80	35	2 ½
I-1 ¹	5	300	50	30	30	80	40	3
I-1 ²	3	200	50	30	30	80	40	3
I-1 ³	2	200	50	30	30	80	40	3
I-2 ¹	2	200	50	30	30	80	40**	3
I-2 ²	1	150	50	30	30	80	40**	3
I-2 ³	½	100	50	30	30	80	40**	3
CV	1	200	35	20	20	60	40	3
BD	See Figure 15-1 of the Business Development District Ordinance [published separately] for dimensional regulations							
BMMU	See Article 17 [published separately] for Bow Mills Mixed Use District dimensional regulations							
SBMU	See Article 18 [published separately] for South Bow Mixed Use District dimensional regulations							

¹ with private well and septic² with either public water or public sewer³ with both public water and public sewer

* Off-street parking and loading spaces shall not be located within the minimum setback areas in the R and RU districts. In the C, I-1, I-2, INST, and CIVIC districts, off-street parking and loading spaces may be located within the setback areas provided the minimum distance between the parking surface area and the property line is no less than ten (10) feet. Driveways and similar access ways may be located within the side or rear setback area in any zone provided the minimum distance between the driveway or access way and the property line is no less than fifteen (15) feet.

** In the I-2 zone, structures up to 100' in height may be permitted by Special Exception.