

4.3. HEIGHT AND AREA REQUIREMENTS

4.3.1 The requirements in the following table shall be deemed the minimum or maximum requirements in every instance of their application, subject to the dimensional specifications and exceptions of section 7.2. dimensions are in feet unless otherwise indicated.

	Regional Commercial District	Commercial District	Office Park District	Business Park District	Waterfront District
Min. Lot Area	1 acre	20,000 sq. ft.	3 acres	20,000 sq. ft.	20,000sq. ft.
Max. Building Coverage	30%	30%	30%	40%	30%
Max. Total Impervious Coverage	75%	75%	55% multi-story 65% single story	75%	40%
Minimum Landscaped Area	25% ³	25% ³	45% multi-story 35% single-story	25%	60%
Minimum. Lot Frontage	175' 125' existing and new shared access	175' 125' existing and new shared access	300' state or arterial 200' town or internal road	125'	50'
Minimum Depth, Front	35'	35'	50'	50'	25'
Min Width, one side	15'	15'	45'	35'	15'
Total Min. Width, both sides	30'	30'	90'	70'	30'
Min. Depth, Rear	20'	20'	55'	55'	25'
Max. Building Height¹	35'	45'	55' (4 stories)	55' (4 stories) or 75' ² (6 stories) ²	35'

¹ All rooftop equipment and appurtenances shall be fully enclosed with a suitably aesthetic enclosure and shall not exceed ten feet above the roofline (see Section 7.2.1).

² Maximum building height in the Business Park District may be increased to 75 feet or 6 stories with the provision structured parking that at a minimum accommodates the additional floor area above four stories (see Section 4.3.4)

³ See Section 4.3.5

4.3.2 All non-residential development shall have a minimum six (6) foot wide landscaped area, exclusive of driveways and sidewalks, around the entire perimeter of the lot, or around the exterior perimeter of any consolidated lots conforming to Section 4.3.3.

3.5 HEIGHT AND AREA REQUIREMENTS

3.5.1 The requirements in the following table shall be deemed the minimum requirements in every instance of their application except for a Conservation Design Subdivision pursuant to Section 7.11 and subject to the dimensional specifications and exceptions of section 3.5.2.

Standard	R-40	R-20
Maximum Density (units per acre of buildable land)	0.80	1.60
Min. Lot Area	40,000 sq. ft.	20,000 sq. ft
Maximum Building Coverage	12%	20%
Min. Lot Frontage	150'	100'
Cul-de-sac Frontage	For a lot abutting a cul-de-sac, the minimum lot frontage shall be measured 50' from the street line	For a lot abutting a cul-de-sac, the minimum lot frontage shall be measured 45' from the street line
Corner Lot Frontage	On a corner lot, the minimum lot frontage shall be 125' on each street.	On a corner lot, the minimum lot frontage shall be 125' on each street.
Minimum Depth, Front	60'	40'
Minimum Width, one side	30'	15'
Total Minimum Width, both sides	60'	30'
Minimum Depth, Rear	50'	25'
Maximum Building Height	35'	35'

3.5.2 The requirements in the following table shall be deemed the minimum requirements in every instance of their application to a Conservation Design Subdivision.

Standard	Conservation Design Subdivision
Maximum Density(units per acre of buildable land)	0.80
Maximum Building Coverage	15%
Minimum Open Space	40%
Minimum Lot Frontage	75'
Minimum Depth, Front: Public Street*	35'
Minimum Depth, Front: Private Street or Rear Lot	25'
Minimum Width, one side	15'
Total Minimum Width, both sides	30'
Minimum Depth, Rear	15'
Maximum Building Height	35'

Lots on existing streets must meet setback standards of Section 3.5.1.