

APPENDIX B: DENSITIES, LOT SIZES AND DIMENSIONS																				
ZONING DISTRICT					Village			Waterfront Village					Town Edge							
	C	A/RB	H/R	WH/R	V-1	V- R	NB	WV-1	WV- R	WV-NB	WV-WC	ECC/R	TE-1	TE- R	TE-NB	TE-CG	EI	EB/C-1	WW	
Maximum density (# dwelling units per # acres)	1:50	1:20 ¹	2:1	2:1	1:20	2:1 ²	2:1 ²	1:20	2:1	2:1	None	2:1	1:5	1:2 ³	1:2 ³	None	None	None		
Minimum lot size	1 acre	1 acre ⁴	1/2 acre	1/2 acre	1 acre	1/2 acre	1/2 acre	1 acre	1/2 acre	1/2 acre	None	1/2 acre	1 acre	1 acre	1/2 acre	None	None	None		
Minimum lot width in feet at:																				
Measured at the building/ front setback line	150	125	100	100	125	100	P/none	125	100	P/none	P/none	90	125	100	None	None	None	None		
Measured at the shoreline	250	250	250	250	250	250	250	250	250	250	250 (water dependent uses only, 60)	250	None	None	None	None	250	None		
Minimum yard dimensions in feet:																				
Front Yard Setback																				
All structures measured from the property line on U.S. Rt. 13	100	100	100	n/a	100	100	100	n/a	n/a	n/a	n/a	n/a	100	100	100	100	100	100		
All structures measured from the right-of-way of all other roads and railroads ⁷	200	60	P/60	P/60	80	P/60	P/60	P/80	P/60	P/10	P/60 (water dependent uses only, 10)	P/20	60	60	60	100	100 ⁷	100		
Rear Yard Setback																				
Principal structures	100	25	25	25	50	25	20 ⁶	50	25	20 ⁶	20 (water dependent uses only, 0) ⁶	20	50	25	20 ⁶	35 ⁶	35 ⁶	35 ⁶		

Accessory structures	20	10	5	5	10	5	5 ⁶	10	5	5 ⁶	5 (water dependent uses only, 0) ⁶	5	10	5	5 ⁶	20 ⁶	20 ⁶	20 ⁶	
<i>Side Yard Setback</i>																			
Allowable principal attached structures measured from shared property lines	0	0	0	0	0	0	0	0	0	0 ⁶	0	0	0	0	0	0	0	0	
All other principal structures	50	15	15	15	25	10	15 ⁶	25	10	15 ⁶	20 (water dependent uses only, 10) ⁶	10 ³	25	10	15 ⁶	25 ⁶	25 ⁶	025 ⁶	
Accessory structures	10	10	5	5	10	5	5 ⁶	10	5	5 ⁶	20 (water dependent uses only, 10) ⁶	5	10	5	5 ⁶	15 ⁶	015 ⁶	15 ⁶	
Maximum height in feet:⁶																			
Principal structures	35	35	35	35	35	35	35	35	35	35	35	25	35	35	35	35	45	35	
Accessory structures	25	25	25	25	25	20	20	25	20	20	25	16	25	16	20	25	30	25	

1 Density may be increased to 1:10 under open space density bonus option; 85% open space required; max.
2 With SUP, density may be increased to 4:1 for multi-family if one-site sewage and water supply systems are approved by the Health Department.
3 Through rezoning to TE/R or TE-NB, density may be increased to 5:1 if central water and sewer owned and operated by a municipality, county or public service authority are provided; setbacks may be modified.
4 Minimum lot size may be reduced to 30,000 sq. ft. under open space density bonus option.
5 In the case of zero lot line development or a shared lot line, a 20-ft. setback shall be observed on the other.
6 If a lot is zoned NB, WV-NB, WV-WC, TE-NB, TE-CG, EI, EB, C-1 or WW abuts a lot that is zoned NB, WV-NB, WV-WC, TE-NB, TE-CG, EI, EB, C-1 or WW, the side and / or rear minimum setback shall be reduced to 0 feet pursuant to §154.2.141 General Modification to Yard Regulations.
7 P/x = Prevailing, if one exists, otherwise number indicated. See § 154.2.142, Front Setback/Yard Regulations. Front setback from railroad right-of-way in E1 District is 0 feet.
Note: Supplemental setback regulations are stated in § 154.2.140 *et seq.*, Supplemental District Regulations.
Note: All development requires Health Department approval.