

IV-B SCHEDULE OF INTENSITY REGULATIONS (FOR PRINCIPAL STRUCTURES)

District	Minimum Lot Dimensions Continuous			Minimum Yard Setbacks			Max. Height of Building or Structure		Maximum % of Coverage, Buildings & Structures, Incl. Accessory Buildings	Floor Area Ratio (FAR)
	Area	Frontage	Depth	Front	Side	Rear	Stories	Feet		
Ag-Res Dist. A	80,000 sf	225'	300'	40'	40'	40'	2 ½	35	20	-
Ag-Res Dist. B	40,000 sf	180'	200'	40'	30'	40'	2 ½	35	25	-
Res. Dist.	30,000 sf	120'	150'	30'	20'	30'	2 ½	35	30	-
Comm. Dist.	15,000 sf	80'	120'	10'	15'	20'	3	40	50	0.50
Vil. Ctr. Comm.	5,000 sf***	70'	50'	10'***	15'***	15'***	3	40	50**	1.00
Ind. Dist.	20,000 sf	100'	150'	30'	20'	30'	3	40	40	0.50
Apt. Dist.	10 ac.	500'*	500'*	50'	50'	50'	2 ½	35	20	-

The above dimensions are subordinate to any Buffer Area requirements. In Apartment districts, the yard dimensions shall apply to building setbacks with reference to: (a) the perimeter bounds of an entire apartment development; (b) each street bounding or within an apartment development; and (c) any private way which, in the opinion of the Planning Board, may later become a street, rather than to each building in such an apartment development.

Exceptions: '*' or such modification as the Board of Appeals may allow; '**' except that the Board of Appeals may authorize the reduction of yards to zero and an increase in coverage to 80%, subject to Section V-K5 and '***' additional area may be necessary to meet Board of Health requirements for sewage disposal. "--" indicates no specified ratio.. Walls specifically designed as impermeable barriers for the proper installation of sub-surface sewage disposal systems, and those designed and constructed in accordance with plans approved as part of a subdivision approval by the Planning Board shall be exempt from the setback requirements within the Schedule of Intensity Regulations.

(Amended May 1998 – ATM, Art. 45. Previously amended May 1997 – ATM, Art. 30, May 1986 – ATM, Art. 11, March 1974 – ATM, Art. 10 and April 1970 – ATM, Art. 20.)

IV-C MODIFICATION AND EXCEPTIONS

1. Where two or more requirements in this by-law are applicable to the same open space, that which imposes the greatest restriction on the placement of the building will control.
2. In all districts 2,000 square feet of lot area shall be required for each room to be used by transient paying guests. This requirement shall be in addition to the area requirements of the district for any other use.
3. In all districts (except Village Center Commercial district, as provided in Section V-K), 10,000 square feet of lot area shall be required for the second dwelling in a two family dwelling, or a multi-family dwelling. This requirement shall be in addition to the area requirements of the district for any other use. *(Amended June 1982 – STM, Art. 12)*
4. In all districts (except Village Center Commercial district, as provided in Section V-K), 5,000 square feet of lot area shall be required for all dwellings other than the first and second in multi-family dwellings. This requirement shall be in addition to the area requirements of the district for any other use. *(Amended March 1974 –ATM, Art. 10)*

V-A ACCESSORY BUILDINGS AND STRUCTURES

No accessory building or structure shall be located within the required front yard area. No accessory building, structure, or appurtenant element, (e.g. pool decks, concrete aprons, heating or air conditioning equipment, or other similar elements which are accessory to the building or structure) shall be located in any side yard area nearer to the side lot line than ten feet, or in the rear yard nearer than five feet. Freestanding non-commercial solar energy collection apparatus and wind energy systems (i.e. designed or operated and intended for single residential or business uses) are considered to be accessory structures and uses. In no case shall accessory buildings or structures cover more than 30% of the required rear yard area. The construction and operation of all wind energy systems shall be consistent with all local, state and federal requirements, including but not limited to all applicable safety, construction, environmental, electrical, communications and FAA aviation requirements. The Inspector of buildings shall be supplied with appropriate plot plans and engineering data to determine compliance. Wind energy systems shall be allowed to exceed the height limitations of principal structures by up to three times if a fall zone equivalent to the tower height is provided on-site. They shall be prohibited in the Village Residential, Village Center Commercial and Commercial zoning districts unless authorized by a Special Permit from the Special Permit Granting Authority (SPGA). The SPGA shall utilize the criteria of Section V-O(4)(a) to guide its findings on such applications. *(Amended May 2009 – ATM, Art. 29. Previously amended May 1995 – ATM, Art. 42)*