

IV-B SCHEDULE OF INTENSITY REGULATIONS

| District | Minimum Lot Dimensions Continuous | | | Minimum Yard Setbacks | | | Max. Height of Building or Structure | | Maximum % of Coverage, Buildings & Area Incl. Accessory Buildings | Floor Structures, 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 | - |
| Vil. Res. | 10,000 sf | 70' | 50' | 15' | 15' | 15' | 3 | 40 | 50 | - |
| Vil. Ctr. Comm. | 5,000 sf*** | 70' | 50' | 10'*** | 15'*** | 15'*** | 3 | 40 | 50** | 1.00 |
| Comm. Dist. | 15,000 sf | 80' | 120' | 10' | 15' | 20' | 3 | 40 | 50 | 0.50 |
| 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. For all ground-mounted small- and large-scale solar power generation systems, minimum perimeter setbacks shall be 50 feet from any component to any lot line.

(Amended May 2012 – ATM, Art. 34. . Previously amended May 2008 – ATM, Art. 39, May 1998 – ATM, Art. 45, May 1997 – ATM, Art. 30, May 1986 – ATM, Art. 11, March 1974 – ATM, Art. 10, and April 1970 – ATM, Art. 20.)