

IV-B SCHEDULE OF INTENSITY REGULATIONS

District	Minimum Lot Dimensions (Continuous)			Minimum Yard Setbacks			Max. Height of Building or Structure			
	Area (s.f.)	Frontage (feet)	Lot Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Max. % Coverage: Buildings, Structures & Accessory Buildings	Floor Area Ratio (FAR)
Ag-Res Dist. A	80,000	225	300	40	40	40	2 1/2	35	20	--
Ag-Res Dist. B	40,000	180	200	40	30	40	2 1/2	35	25	--
Residential Dist.	30,000	120	150	30	20	30	2 1/2	35	30	--
Vil. Res. Dist.	10,000	70	50	15	15	15	3	40	50	--
Vil. Ctr. Comm. Dist.	5,000***	70	50	10**	15**	15**	3	40	50**	1.00
Comm. Dist.	15,000	80	120	10	15	20	3	40	50	0.50
Industrial Dist.	20,000	100	150	30	20	30	3	40	40	0.50
Apt. Dist.	10 ac.	500*	500*	50	50	50	2 1/2	35	20	--

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

*** - additional area may be necessary to meet Board of Health requirements for sewage disposal.

-- - no specified ratio.

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. 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.*)