

CHAPTER 102, ZONING, ARTICLE V, DISTRICT REGULATIONS, DIVISION 9, DIMENSIONAL STANDARDS, SECTION 102-471 DIMENSIONAL CHART

DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2
1) <u>MINIMUM LOT SIZE</u>						
1.1) <u>MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER</u>						
a. Minimum Lot Size, Single Family Residential, Public Sewer	7,500 sf	7,500 sf	7,500 sf	2,000 sf- *[1]	43,560 sf-* [2]	20,000 sf - *[2 and 3] or 4,000 sf- *[2 and 3]
b. Minimum Lot Size, Single Family Residential, Back Lot, Public Sewer	7,500 sf	7,500 sf	7,500 sf	2,000 sf- *[1]	43,560 sf- *[2]	20,000 sf - *[2 and 3] or 4,000 sf *[2 and 3]
c. Minimum Lot Size, Single Family Residential with Accessory Dwelling Unit, Public Sewer. Reference Footnote [F] for Additional Standards.	4,500 sf	4,500 sf	4,500 sf	2,000 sf- *[1]	43,560 sf- *[2]	20,000 sf - *[2 and 3] or 4,000 sf *[2 and 3]
d. Single Family Residential with Accessory Dwelling Unit, Back Lot, Public Sewer. Reference Footnote *[F] for Additional Standards.	4,500 sf	4,500 sf	4,500 sf	2,000 sf- *[1]	43,560 sf- *[2]	20,000 sf - *[2 and 3] or 4,000 sf *[2 and 3]
e. Minimum Lot Size, Two Family Residential, Public Sewer	7,500 sf	7,500 sf	7,500 sf	2,000 sf- *[1]	43,560 sf- *[2]	20,000 sf - *[2 and 3] or 4,000 sf *[2 and 3]
f. Minimum Lot Size, Two Family Residential, Back Lot, Public Sewer	7,500 sfb	7,500 sfb	7,500 sfb	2,000 sf- *[1]	43,560 sf- *[2]	20,000 sf - *[2 and 3] or 4,000 sf *[2 and 3]
g. Minimum Lot Size, Multi-Family Residential, Public Sewer. Standard for backlot is the same as a lot with road frontage. Reference Footnotes *[5, D and G] for Additional Standards.	10,000 sf	10,000 sf	10,000 sf	2,000 sf- *[1]	43,560 sf- *[2]	20,000 sf - *[2 and 3] or 4,000 sf *[2 and 3]
h. Dwelling, Flex Housing Public Sewer. The minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnotes *[5, G and J] for Additional Standards.	7,500 sf	7,500 sf	7,500 sf	2,000 sf- *[1]	43,560 sf- *[2]	20,000 sf - *[2 and 3] or 4,000 sf *[2 and 3]
i. Minimum Lot Size, Non-Residential, Public Sewer. Reference Footnote *[I] for Standards regarding Nonconformities.	10,000 sf	10,000 sf	10,000 sf	2,000 sf- *[1]	43,560 sf- *[2]	20,000 sf - *[2 and 3] or 4,000 sf *[2 and 3]

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1.2) MINIMUM LOT SIZE FOR A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.						
a. Minimum Lot Size, Single Family Residential, Subsurface System.	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
b. Minimum Lot Size, Single Family Residential, Back Lot, Subsurface System.	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
c. Minimum Lot Size, Single-Family Residential with Accessory Dwelling Unit, Subsurface System. Reference Footnote *[F] for Additional Standards.	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
d. Minimum Lot Size, Single-Family Residential with Accessory Dwelling Unit, Back Lot, Subsurface System. Reference Footnote *[F] for additional Standards.	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
e. Minimum Lot Size, Two-Family Residential, Subsurface System.	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
f. Minimum Lot Size, Two-Family Residential, Back Lot, Subsurface System	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
g. Minimum Lot Size, Multi-Family Residential, Subsurface System. Minimum lot size for a backlot is the same as a lot with road frontage. Reference Footnote *[D] for additional standards.	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
h. Residential, Flex Housing Subsurface System. Minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnotes *[G and K] for additional standards.	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
i. Minimum Lot Size, Non-Residential, Subsurface System. Reference Footnote *[I] for Additional Standards.	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
2) MINIMUM STREET FRONTAGE FOR A LOT						
a. Minimum Street Frontage - Residential	60 ft	60 ft	60 ft	20 ft - *[1]	200 ft - *[2]	200 ft - *[2 or 3] or 50 ft *[2 or 3]
b. Minimum Street Frontage - Non-Residential	80 ft - *[4]	80 ft - *[4]	80 ft - *[4]	20 ft	200 ft	200 ft *[3] or 50 ft *[3]

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c. Minimum Width Lot - Back Lot - Residential	60 ft	60 ft	60 ft	20 ft - *[1]	200 ft -* [2]	200 ft - *[2 or 3] or 50 ft *[2 or 3]
d. Minimum Width Lot - Back Lot - Non-Residential	80 ft - *[4]	80 ft - *[4]	80 ft - *[4]	20 ft - *[1]	200 ft -* [2]	200 ft - *[2] or 50 ft *[3]
3) <u>MINIMUM FRONT SETBACK FOR A STRUCTURE</u>						
a. Front Setback, Structure- Residential (Primary Structure) *[B]	Traditional Neighborhood Setback Pattern Area #1 - 5 ft Area #2 - 10 ft Area #3 - 15 ft Area #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	Traditional Neighborhood Setback Pattern Area #1 - 5 ft Area #2 - 10 ft Area #3 - 15 ft Area #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	Traditional Neighborhood Setback Pattern Area #1 - 5 ft Area #2 - 10 ft Area #3 - 15 ft Area #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	0 ft -* [1]	10 ft -* [1]	10 ft -*[1]
b. Front Setback, Structure- Residential (Accessory Structure) *[B]	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	0 ft -*[1]	10 ft -*[2]	10 ft -* [2]
c. Front Setback, Structure - Nonresidential (Primary Structure) *[B]	Traditional Neighborhood Setback Pattern Area #1 or # 2 - 10 ft Area #3 or #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	Traditional Neighborhood Setback Pattern Area #1 or # 2 - 10 ft Area #3 or #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	Traditional Neighborhood Setback Pattern Area #1 or # 2 - 10 ft Area #3 or #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	0 ft	10 ft	10 ft
d. Front Setback, Structure - Nonresidential (Accessory Structure) *[B]	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	0 ft	10 ft	10 ft

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4) <u>MINIMUM SIDE SETBACK FOR A STRUCTURE - *[9]</u>						
a. Side Setback- Residential - Primary Structure	15 ft	15 ft	15 ft	0 ft - *[1]	10 ft -*[2]	5 ft -* [2]
b. Side Setback - Residential - Accessory Structure	15 ft	15 ft	15 ft	0 ft - *[1]	10 ft -*[2]	5 ft - * [2]
c. Side Setback- Non-Residential - Primary Structure	20 ft	20 ft	20 ft	0 ft	10 ft	5 ft
d. Side Setback- Non-Residential -Accessory Structure	20 ft	20 ft	20 ft	0 ft	10 ft	5 ft
5) <u>MINIMUM REAR SETBACK FOR A STRUCTURE - *[9]</u>						
a. Rear Setback - Residential - Primary Structure	10 ft	10 ft	10 ft	0 ft - *[1]	10 ft -* [2]	5 ft - * [2]
b. Rear Setback - Residential - Accessory Structure	10 ft	10 ft	10 ft	0 ft - *[1]	10 ft - * [2]	5 ft -* [2]
c. Rear Setback - Nonresidential - Primary Structure	20 ft	20 ft	20 ft	0 ft	10 ft	5 ft
d. Rear Setback - Nonresidential - Accessory Structure	20 ft	20 ft	20 ft	0 ft	10 ft	5 ft

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CHAPTER 102, ZONING, ARTICLE V, DISTRICT REGULATIONS, DIVISION 9, DIMENSIONAL STANDARDS, SECTION 102-471 DIMENSIONAL CHART

DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2
6) DENSITY STANDARD (Number of Units/Size of Lot)						
6.1) DENSITY STANDARD FOR DWELLING UNITS CONNECTED TO PUBLIC SEWER						
a. Single Family Residential (Public Sewer)	1 Unit/7,500 sf	1 Unit/7,500 sf	1 Unit/7,500 sf	No Density Standard - *[1]	Accessory Use Only -*[1]	Accessory Use Only -*[1]
b. Single Family Residential with an Accessory Dwelling Unit (Public Sewer). Reference Footnote *[F] for Additional Standards	1 Primary and 1 Accessory Unit Per 7,500 sf	1 Primary and 1 Accessory Unit Per 7,500 sf	1 Primary and 1 Accessory Unit Per 7,500 sf	No Density Standard - *[1]	Accessory Use Only -*[1]	Accessory Use Only -*[1]
c. Two-Family Residential, Public Sewer	2 Units in 1 structure Per 7,500 sf	2 Units in 1 structure Per 7,500 sf	2 Units in 1 structure Per 7,500 sf	No Density Standard - *[1]	Accessory Use Only -* [2]	Accessory Use Only -*[2]
d. Multi-Family Residential, Public Sewer. The Density Standard for Multi-Family Housing on a Back Lot is calculated the same as for a lot that has Street Frontage. Reference Footnote *[G] for additional standards.	10,000 sf to allow multi-family greater than 4 dwellings in one structure. 1 Unit/2000 sf.	10,000 sf to allow multi-family greater than 4 dwellings in one structure. 1 Unit/2000 sf.	10,000 sf to allow multi-family greater than 4 dwellings in one structure. 1 Unit/2000 sf.	No Density Standard - *[1]	Accessory Use Only -* [2]	Accessory Use Only -*[2]
e. Residential, Flex Housing Public Sewer. Reference Footnote *[G] for additional standards.	7,500 sf to allow up to 4 dwellings in up to 3 structures. Structures with greater than 4 dwelling units not allowed. See Footnote *[J] for density standard. See Footnote *[G] for additional standards.	7,500 sf to allow up to 4 dwellings in up to 3 structures. Structures with greater than 4 dwelling units not allowed. See Footnote *[J] for density standard. See Footnote *[G] for additional standards.	7,500 sf to allow up to 4 dwellings in up to 3 structures. Structures with greater than 4 dwelling units not allowed. See Footnote *[J] for density standard. See Footnote *[G] for additional standards.	No Density Standard -*[1]	Accessory Use Only -* [2]	Accessory Use Only -*[2]
6.2 DENSITY STANDARD FOR DWELLING UNITS THAT USE A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.						
a. Single Family Residential (Subsurface System)	1 Unit/20,000 sf	1 Unit/20,000 sf	1 Unit/20,000 sf	Prohibited	Prohibited	Prohibited

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b. Single Family Residential with a Accessory Dwelling Unit, (Subsurface System). Reference Footnote *[F] for additional standards.	1 Primary and 1 Accessory Dwelling Unit Per 20,000 sf	1 Primary and 1 Accessory Dwelling Unit Per 20,000 sf	1 Primary and 1 Accessory Dwelling Unit Per 20,000 sf	Prohibited	Prohibited	Prohibited
c. Two-Family Residential, Subsurface System.	1 Duplex Structure Per 20,000 sf	1 Duplex Structure Per 20,000 sf	1 Duplex Structure Per 20,000 sf	Prohibited	Prohibited	Prohibited
d. Multi-Family Residential, Subsurface System. Reference Footnote *[G] for additional standards.	20,000 sf to allow multi-family greater than 3 or 4 dwellings in one structure. 1 Unit/2000 sf. See *[G] for additional standards.	20,000 sf to allow multi-family greater than 3 or 4 dwellings in one structure. 1 Unit/2000 sf. See *[G] for additional standards.	20,000 sf to allow multi-family greater than 3 or 4 dwellings in one structure. 1 Unit/2000 sf. See *[G] for additional standards.	Prohibited	Prohibited	Prohibited
e. Residential, Flex Housing, Subsurface System Reference Footnote *[G] for additional standards.	20,000 sf to allow up to 4 dwellings in up to 3 structures. Structures with greater than 4 dwelling units not allowed. See Footnote *[J] for density standard. See Footnote *[G] for additional standards.	20,000 sf to allow up to 4 dwellings in up to 3 structures. Structures with greater than 4 dwelling units not allowed. See Footnote *[J] for density standard. See Footnote *[G] for additional standards.	20,000 sf to allow up to 4 dwellings in up to 3 structures. Structures with greater than 4 dwelling units not allowed. See Footnote *[J] for density standard. See Footnote *[G] for additional standards.	Prohibited	Prohibited	Prohibited
DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2
7) MAXIMUM LOT COVERAGE *[4]						
a. Maximum Lot Coverage - Residential (Impervious Surface Ratio); Single Family, Two-Family & Accessory Dwelling Units	Based on Lot Size 5,000 sf or Less - 70% 5,001 to 10,000 sf - 60% 10,001 to 15,000 sf - 50% 15,001 sf or more - 40%	Based on Lot Size 5,000 sf or less - 70% 5,001 to 10,000 sf - 60% 10,001 to 15,000 sf - 50% 15,001 sf or more - 40%	Based on Lot Size 5,000 sf or less - 70% 5,001 to 10,000 sf - 60% 10,001 to 15,000 sf - 50% 15,001 sf or more - 40%	100% - *[1]	100% - *[2]	100% - *[2]
c. Maximum Lot Coverage - Nonresidential (Impervious Surface Ratio) - Standard for Nonresidential, Multi-Family, and Flex Housing.	Based on Lot Size Less Than 10,000 sf - 80% 10,001 to 20,000 sf - 75% 20,001 - 43,560 sf - 70% 43,561 or more - 65%	Based on Lot Size Less Than 10,000 sf - 80% 10,001 to 20,000 sf - 75% 20,001 - 43,560 sf - 70% 43,561 or more - 65%	Based on Lot Size Less Than 10,000 sf - 80% 10,001 to 20,000 sf - 75% 20,001 - 43,560 sf - 70% 43,561 or more - 65%	100%	100% - * [2]	100% - *[2]

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8) <u>MAXIMUM STRUCTURE HEIGHT</u>						
a. Maximum Height, Residential - Non-Shoreland Area	38 ft	38 ft	38 ft *[10]	Downtown # 1 -38 ft -*[7] Downtown # 2 - 45 ft -[7] Downtown #3 - 60 ft -*[7]	35 ft or Height per Contract Rezoning - *[8]	35 ft or Height per Contract Rezoning - *[8]
b. Maximum Height, Residential - Shoreland	35 ft	35 ft	35 ft	N/A	35 ft or Height per Contract Rezoning - *[8]	35 ft or Height per Contract Rezoning - *[8]
DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2
9) <u>MAXIMUM STRUCTURE HEIGHT</u>						
a. Maximum Height, Nonresidential - Non-Shoreland Areas	38 ft	38 ft	38 ft *[10]	Downtown # 1 -38 ft -*[7] Downtown # 2 - 45 ft -[7] Downtown #3 - 60 ft -*[7]	35 ft or Height per Contract Rezoning - *[8]	35 ft or Height per Contract Rezoning - *[8]
b. Maximum Height, Nonresidential - Shoreland Areas	35 ft	35 ft	35 ft	N/A	35 ft or Height per Contract Rezoning - *[8]	35 ft or Height per Contract Rezoning - *[8]

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