

4.1.2 Table of Dimensional Regulations. The Table of Dimensional Regulations is hereby declared to be a part of this By-law.

TABLE OF DIMENSIONAL REGULATIONS

	R-1a	R-1b	R-A	B
Minimum Lot Area per Dwelling Unit (sq. ft.)	20,000	40,000	80,000	ZBA ₁
Minimum Lot Frontage (ft.)	125	175	175	ZBA ₂
Minimum Lot width and depth (ft.) (for Dwellings, see also Sections 4.2.2, 4.2.6 and 4.3)	100 at building	100 at building	100 at building	ZBA ₃
Maximum Building Height (ft.)	35	35	35	35
Maximum number of Stories	3	3	3	3
Maximum Building coverage of Lot (%)	25	25	25	75 ₄
Minimum Front Yard (ft.) (See also Section 4.2.4).	25/50 ₅	25/50 ₅	25/50 ₅	25/50 ₅
Minimum Side Yard and Rear Yard (ft.)	15	15	15	ZBA ₆

1. For each Dwelling Unit, minimum lot area is twenty thousand (20,000) square feet or as determined by the SPGA. For other uses, to be determined during site plan review.
2. For a Building that contains a Dwelling Unit, 125 feet. For all other uses, to be determined during site plan review.
3. To be determined during site plan review.
4. Or as determined during site plan review.
5. Twenty-five (25) feet from the Street line, or fifty (50) feet from the Street center line, whichever is greater.
6. For a Dwelling Unit, 15 feet. For all other uses, to be determined during site plan review.

4.1.3 Computation of Lot Area. In computing the area of any Lot, no part of a public or private way and no part of a pond or river shall be included. No portion of any Lot that is less than seventy-five (75) feet in width may be counted toward meeting the minimum Lot area required under this Section.

4.1.4 Irregular Lots. In the event of an irregularly shaped Lot and a question as to the identification of the appropriate side Lot lines or front and rear lines for the purposes of computing the minimum Lot width and depth, the matter shall be decided by the Building Commissioner, after consultation with the Planning Board.