

## Section 2 – Definitions

Words and phrases in these regulations are defined for the purpose thereof as follows:

- A. Words used in the present tense include the future; the singular number and the plural are used interchangeably; the word "lot" includes the word "plot"; the word "building" includes any structure other than a fence or boundary wall; and the words "occupied or used" include the words "designed, arranged or intended to be occupied or used."
- B. A "lot" is a parcel or plot occupied or used by one building or one unit group of buildings and its accessory building and uses, including such open spaces as are provided or as are required by these regulations.
- C. A "street line" is the dividing line between a street or highway right-of-way and a lot.
- D. The "height" of a building shall be the average vertical distance measured from the bottom of the first floor sill along all walls of the building to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the mean height between eaves and ridge for gable, hip and gambrel roofs; and to the highest point of any other type of roof.
- E. A "story" shall be that portion of a building entirely above the ground level and included between the upper surface of any floor and the upper surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling or roof next above it.
- F. A "rear lot line" is the lot line opposite to the street line and, in the case of a corner lot, the rear-lot line may be elected by the owner, by his so indicating on the application for a permit to build; provided, however, that in the case of a corner lot where the lot frontage abutting on either of the streets is less than the prescribed minimum as stated in these regulations, the "rear lot line" is the line opposite the main entrance of the building to be erected.
- G. A "front yard" is a required open unoccupied space within and extending the full width of the lot between the street line and the parts of the building nearest to such street line.
- H. A "side yard" is a required open unoccupied space within the lot between a side lot line, not a street line, and the parts of the building nearest to such side lot line. Such a side yard shall extend through for its required width from the rear of the front yard, to the rear yard or its equivalent.
- I. A "rear yard" is a required open unoccupied space, except for accessory buildings, the full width of the lot, between the rear lot line and the part of the main building nearest the rear lot line. In the case of a triangular lot with only one side fronting on a street, the rear yard shall be the open unoccupied space between the rear wall of the building and a line half way between such rear wall and the point of intersection of the side lines of the lot.
- J. The "minimum distance" and the "average distance" from a building to a lot line are always measured at right angles to such lot line.

## ARTICLE III

### REGULATIONS FOR LOT AND HOUSE SIZES

#### BUILDING LINES AND HEIGHT AND

#### BULK OF BUILDINGS

##### **Section 1 -- Schedule of Minimum Lot and House Sizes, Building Lines and Limits on Height and Bulk of Buildings**

No building or structure shall hereafter be occupied, erected, altered, enlarged, rebuilt or moved except in conformity with the regulations prescribed in this Article and in the schedule hereinafter set forth as modified by the other provisions of this article, which schedule as thus modified is made a part hereof; except that the provision covering the minimum sizes of lots shall not prevent the construction of single family dwellings on non-conforming lots in separate ownership recorded in the office of the Town Clerk and duly approved by the Planning Commission, where such approval is required, prior to November 9, 1957; and provided that the owner of any such lot did not own sufficient adjoining land to enable such owner, without undue hardship to him, to conform with these regulations or to conform therewith to a greater degree, and provided that all the requirements for yards and building area as specified in said schedule are observed.

Stone walls and retaining walls not exceeding three feet in height shall be excluded from the provisions of this section.

See schedule on next page.

# MINIMUM LOT AND HOUSE SIZES, BUILDING LINES AND LIMITS ON HEIGHT AND BULK OF BUILDINGS

ZONES	MINIMUM LOT SIZE	MINIMUM ROAD FRONTAGE (feet)	MINIMUM FLOOR AREA (square feet)	MINIMUM BLDG. HGT. (feet)	MINIMUM YARDS (feet in depth)			MAXIMUM LOT COVERAGE
					front	side	rear	
Residence AAA	1 acre (43,560 sq. ft.)	150	1 story	1500	50	20	50	
			1 1/2 story	1250				
			2 story	1100				
Residence AA	1 acre (43,560 sq. ft.)	150	1 story	1400	50	20	50	
			1 1/2 story	1150				
			2 story	1000				
Residence A	1/2 acre (21,780 sq. ft.)	125	1 story	1200	50(a)	20(a)	50(a)	25%
			1 1/2 story	900				
			2 story	900				
PRCZ	0.7 in one acre zones 0.35 in half acre zones	250(b)	1 1/2 story	1700	35	40(c)	20(c)	40(c)
			2 story	2600				
Commercial B-C	2 acres	250		35	(e)	(e)	(e)	20%
Industrial I-L	5 acres	250			(see Article II, Section 3, Industrial Use Regulations)			
Industrial I-L2	2 acres	200			(see Article II, Sections 3 and 4, Industrial Use Regulations)			
Industrial I-L3	3 acres	200			(see Article II, Sections 3 and 5, Industrial Use Regulations)			

- (a) Also applies to pre-existing non-conforming residence uses except as otherwise specifically provided in these regulations.
- (b) Frontage requirement applies to entire area zoned Planned Residential Conservation Zone (PRCZ).
- (c) No principal building within the PRCZ shall be within fifty feet of a boundary line of a PRCZ. The front setback in a PRCZ is the distance measured from the closest part of the building to the edge of pavement.
- (d) The maximum building coverage shall be fifteen percent of the land located in the PRCZ.
- (e) To be specified by Planning and Zoning Commission Under Article II, Section 2. (Effective: 3/4/60).