

any space above the height limit shall be allowed for the purpose of providing additional floor space.

**SEC. 14 DIMENSIONAL REQUIREMENTS (IN FEET)**

<b>DISTRICT</b>	<b>MIN. LOT SIZE(G)</b>	<b>MIN. F. YARD SETBACK</b>	<b>MIN. S. YARD SETBACK</b>	<b>MIN. R. YARD SETBACK</b>	<b>MIN. LOT WIDTH AT BLDG. LINE</b>	<b>MAX BUILDING HEIGHT</b>
<b><u>R20</u></b>						
W/O Public Water or Sewer						
SF	20,000	30	15	25	100	35
With water Or sewer						
SF	15,000	30	15	25	100	35
<b><u>R-12</u></b>	12,000	30	15	25	80	35
<b><u>R-8</u></b>						
SF	8,000	25	10	25	70	35
Duplex	12,000	25	10	25	80	35
MF	8,000	25	10	25	80	3 stories
Density shall not exceed 10 units Per acre or fraction thereof <b>12 units permitted with approved conditional plan</b>						
<b><u>CB</u></b>	n/a	none	none (a)	none (b)	none	35 (c)
<b><u>GB</u></b>	n/a	30	15 (d)	none (e)	none	35 (f)
<b><u>M1</u></b>	n/a	50	20 (g)	25	100	35 (h)
<b><u>R-20</u></b>		50	35	40	100	35
Non-residential Uses						
Cemetary – 5 acres						
Public/Private School – 10 acres						
Church – no cemetery – 20,000 sq. ft. Park & Rec Facility (1/2 acre)						
All other uses – 20,000 sq. ft.						
<b><u>M-U</u></b>	n/a	25	n/a	n/a	n/a	4 stories

NOTES:

- a. CB Side Yard Requirement: None except that the side yard abutting a residential district shall be 10 (ten) feet.
- b. CB Rear Yard Requirement: None except that the rear yard abutting a residential district shall be 25 (twenty-five) feet.
- c. CB Maximum Building Height: 35 (thirty-five) feet unless the minimum required front and side yards are increased 1 (one) foot for each additional 2 (two) feet in height provided that in no case shall such required yards exceed 10 feet. No building shall exceed 50 feet in height upon conditions set for fire safety by the Town Council.
- d. GB Minimum Required Side Yards: For corner lots, add 10 (ten) feet on the street side.
- e. GB Minimum Required Rear Yard: None except that the rear yard abutting a residential district shall be 25 (twenty-five) feet.
- f. GB Building Height Requirements: 35 (thirty-five) feet unless the minimum required front and side yards are increased 1 (one) foot for each additional 2 (two) feet in height.
- g. M1 Minimum Required Side Yards: 20 (twenty) feet except that the side yard abutting a residential district shall be 25 (twenty-five) feet.
- h. M1 Maximum Building Height: 35 (thirty-five) feet unless the minimum required front and side yards are increased 1 (one) foot for each additional 2 (two) feet in height.