

New 2017 Zoning By Law Changes: Articles 24 through 30

**Set Backs and Lot Coverage Tables and Foot Notes:**

**Tables 4.2.1 through 4.2.4**

**Table 4.2.1**

4.2.1 Table of Regulations for Rural Residence-Conservation, Single Residence A, Single Residence B, and General Residence Districts, for Buildings and Structures on Lots Created by Deed or Plan Endorsed or Recorded Prior to January 9, 1986 and Not Including New Construction

Except as otherwise provided in Section 4.2.4 for public, semi-public and institutional uses, no building or structure that is not New Construction shall be constructed, altered, or relocated on any lot created by deed or plan endorsed or recorded prior to January 9, 1986 except in conformance with these regulations:

<b>District</b>	<b>Min. Lot Area (sf)</b>	<b>Min. Frontage (ft)</b>	<b>Front Setback (ft)</b>	<b>Side Setback (ft)</b>	<b>Rear Setback (ft)</b>	<b>Max. Floor Area Ratio (F.A.R.)</b>	<b>Max. % Lot Coverage</b>	<b>Max. Stories</b>	<b>Max. Height (ft)</b>
<b>Rural Residence Conser- vation</b>	43,560	150	50	25	25	NR	15%	2-1/2	35
<b>Single Residence A</b>	43,560	150	30	15 (a)	15 (a)	NR	NR	2-1/2	35
<b>Single Residence B</b>	10,000	80	20 (g)(h)	14 (e)(f)	10	.36-.38(d)	25%-30% (i)	2-1/2	35 (b)(c)
<b>General Residence</b>	10,000	80	20 (g)(h)	14 (e) (f)	10	NR	30%-35% (j)	2-1/2	35 (b)(c)

- (a) Notwithstanding the foregoing, in the Single Residence A District, a change in the area, frontage or configuration of an existing improved lot created by deed or plan, endorsed or recorded before January 9, 1986, which includes a conforming structure or building shall not change the minimum side or rear line setback requirement of 15 feet provided that (i) no other dimensional violations of the By-Law are created as a result of such change in the area, frontage or configuration of such existing improved lot, (ii) such lot otherwise continues to be a conforming lot in terms of minimum lot area, frontage and build factor following such change in the area, frontage or configuration of such existing improved lot, and (iii) such change in the area, frontage or configuration of such existing improved lot does not result in the creation of any additional building lot. The deed conveying land by reference to a plan showing such change in the area, frontage or configuration of such existing improved lot shall contain a restriction affecting the land of both the grantor and the grantee prohibiting the creation of an additional building lot as a result of such conveyance.
- (b) The maximum height at any point of any building or structure shall not exceed 41 feet above the lower of original or finished grade.
- (c) If all or a portion of a basement wall is exposed for the full height of the wall, dormers in the one-half story above the basement wall shall not be permitted.
- (d) The maximum floor area ratio shall be as follows: for lots containing less than 12,000 square feet – .38; and for lots containing 12,000 or more square feet – .36.
- (e) The minimum side yard setback is 14 feet, and a maximum of 32 linear feet of structure may be built at the minimum setback line, as measured parallel to the side lot line, provided that the remaining length of structure along the side yard setback must be offset an additional 2 feet. Notwithstanding the above, the minimum side yard setback requirement for all buildings and structures on any lot that contains less than 80 feet of frontage shall be 12 feet, and a maximum of 32 linear feet of structure may be built at the minimum setback distance, as measured parallel to the side lot line, provided that the remaining length of structure along the side yard setback must be offset an additional 2 feet. In no case shall a side wall extension extend more than 32 linear feet without a 2 foot offset.
- (f) Existing single family or two-family structures non-conforming for side yard setback and for which the building permit for the existing structure was issued prior to June 1, 2017, may be altered or structurally changed as-of-right to a 10-foot setback, notwithstanding the provisions of Section 1.4.7.2, provided any demolition of the existing structure does not exceed 50% of the building shell exclusive of demolition of a single story attached garage and further provided that the structure shall not be closer to the side lot line than the farthest extent of the existing structure. For the purposes of this footnote, the definition of “setback” in Section 1.3 of these By-Laws shall control.
- (g) Attached garages shall have a minimum front yard setback of 25 feet. For corner lots the increased front yard setback of 25 feet is required along both frontage streets.
- (h) Existing single family or two-family structures non-conforming for front yard garage setback and for which the building permit for the existing structure was issued prior to June 1, 2017, may be altered or structurally changed as-of-right to a 20-foot setback, notwithstanding the provisions of Section 1.4.7.2, provided any demolition of the existing structure does not exceed 50% of the building shell exclusive of demolition of a single story attached garage and further provided that the garage structure shall not be closer to the front lot line than the

*farthest extent of the existing garage structure. For the purposes of this footnote, the definition of “setback” in Section 1.3 of these By-Laws shall control.*

- (i) Buildings and structures created on any lot shall not result in lot coverage exceeding the following specified maximum percentages of the area of such lot: For lots containing less than 5,500 square feet – 30%; For lots containing at least 5,500 square feet but less than 6,000 square feet – 29%; For lots containing at least 6,000 square feet but less than 6,500 square feet – 28%; For lots containing at least 6,500 square feet but less than 7,000 square feet – 27%; For lots containing at least 7,000 square feet but less than 7,500 square feet – 26%; and For lots containing at least 7,500 square feet – 25%.*
- (j) Buildings and structures created on any lot shall not result in lot coverage exceeding the following specified maximum percentages of the area of such lot: For lots containing less than 7,000 square feet – 35%; For lots containing at least 7,000 square feet but less than 7,500 square feet – 34%; For lots containing at least 7,500 square feet but less than 8,000 square feet – 33%; For lots containing at least 8,000 square feet but less than 8,500 square feet – 32%; For lots containing at least 8,500 square feet but less than 9,000 square feet – 31%; For lots containing at least 9,000 square feet – 30%.*