

1. In all districts except Village Commercial and any Corridor Development District, front setbacks along Route 114 shall be a minimum of 100'. Front setbacks shall be 100' along 125 in Industrial 1 and 2 Districts; the first 50' of front setbacks under this requirement shall be made to provide an effective visual buffer and no parking shall be permitted.
2. Adjacent to residential district, an additional 15 foot side or rear setback shall be required. The first 15 feet of the total setback abutting the residential district shall remain open and green, be suitably landscaped, un-built upon, unpaved and not parked upon. In the Business 2 District, the side yard requirements may be eliminated when two (2) adjoining property owners agree to share a party wall.
3. Adjacent to residential districts, the required side or rear setback shall be 100 feet. The first 50 feet of such setback abutting the residential district shall remain open and green, be suitably landscaped, un-built upon, unpaved and not parked upon.
4. If an enclosed parking structure is provided, lot coverage may be increased up to the amount of such parking area but not exceed a total coverage of 45%.
5. Minimum lot size for a townhouse complex shall be 43, 560 square feet although individual townhouse lots may be a minimum of 3,000 square feet. Minimum lot size for an apartment complex shall be 60,000 square feet.
6. Dimensional regulations for townhouse complexes shall meet the requirement of the Residence 5 District; individual townhouses within the complex, however, shall be regulated as follows:

Minimum Street Frontage	18 Feet
Minimum Front Setback	30 Feet
Minimum Side Setback	None required where a party wall is constructed between units; otherwise a 25 foot side setback shall be provided.
Minimum Rear Setback	30 Feet
Maximum Floor Area Ratio:	1.20:1
Maximum Lot Contiguous Units:	10

7. The Following additional requirements shall apply when apartments or townhouse complexes are constructed in this district.
  - a. There shall be a paved driveway or paved walk adequate to accommodate emergency vehicles within 50 feet of the outside entrance of each dwelling unit.
  - b. Any road providing access to townhouses or lots intended for townhouses shall conform to the Subdivision Control Regulations of the Planning Board.
  - c. Any road providing access to more than 18 apartment dwelling units or more than 24 parking spaces shall conform to appropriate provisions of the Subdivision Control Regulations as if it were a minor residential street. Before issuing a building permit in such cases, the Building Inspector shall obtain a report from the Planning Board on the extent of such conformity.

All required front, rear, and side yard requirements may be calculated as part of the usable open space, but in no instance shall any area designated for open space be less than 15 feet in width.

Further, no more than 25% of the total area required for open space shall be a wetland area, and no permanent or standing water bodies shall be calculated as part of the required open space.

## 17. Village Commercial Dimensional Requirements

### Setbacks

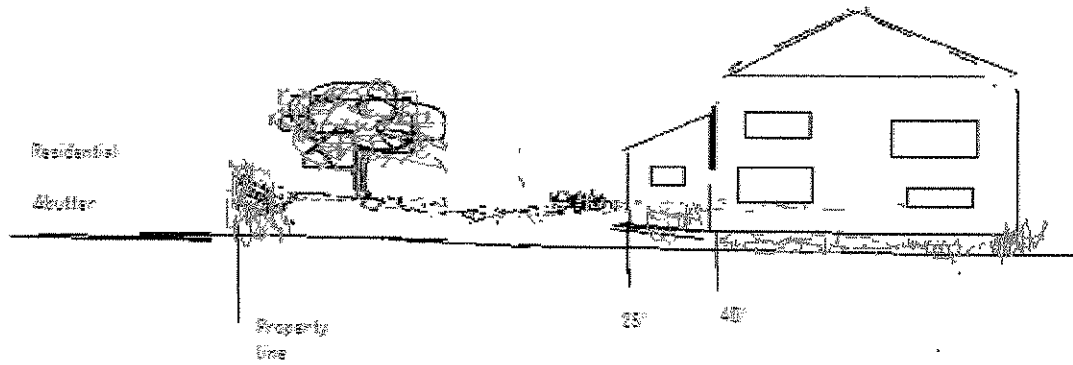
Objective: The setbacks have been determined and arranged in such a way as to promote a quality development which lends itself to the surrounding community in an un-obstructive manner.

- a. Front setbacks for structure along Route 114 shall be a minimum of 50', all of which shall be used as an effective visual buffer. No parking shall be allowed within that 50' buffer. Any roadways or drives within that 50' buffer shall be as necessary for access only.
- b. When adjacent to a Residential District the minimum setback shall be 40', with the first 25' remaining as an effective visual buffer. The Planning Board may allow the minimum setback adjacent to a Residential District to be reduced to 25' providing that the maximum height of the proposed structure be 25', not to exceed one (1) story. Further, for every 1 foot that the structure is moved closer than 40' to the Residential Property Line the maximum allowed height of the structure shall be reduced by 1 foot (See Diagram I). In no instances shall a structure be closer than 25' to a side or rear setback. Any roadway or drives within those setbacks shall be as necessary for access only.

# Zoning Bylaw Footnotes and Graphics

## Diagram 1.

### Footnote 17, Village Commercial Dimensional Requirements - Diagram 1



### Graphics from Section 8.4.4

