

Sec. 74-84. - Schedule of dimensional regulations.

The schedule of dimensional regulations for the various zoning districts is as follows:

District	Lot Minimums			Density Maximum Dwelling Units per acre	Minimum Yard Setbacks ^{6&7}			Minimum Offstreet Parking per Dwelling Unit ¹	Maximum Height ³ (feet)	Flood Zones	Minimum Living Area per Unit ² (square feet)	Floor Area Ratio (FAR) ⁶
	Area (square feet)	Width (feet)	Depth (feet)		Front (feet)	Side (feet)	Rear (feet)					
RE	18,000	100	100	2	25	7.5 ⁴	25 feet or 20% of lot depth, whichever is less	2	32	34	2,000	—
R-1	10,000	80	100	4	25	7.5 ⁴	25 feet or 20% of lot depth, whichever is less	2	32	34	1,200	—
R-2	7,500	75	90	4	25	7.5 ⁴	25 feet or 20% of lot depth,	2	32	34	1,000	—

							whichever is less						
RM-10 ⁵	5 acres	—	—	10	25	15 ⁴	25	1.5	32	34	1,500	—	
RM-15	10,000	100	100	15	25	7.5 ⁴	15	1.5	32	34	1,000	—	
RPD	5 acres	—	—	5	(See section 74-83)			1	32	—	1,200	—	
H	17.5 acres	—	—	28	(See section 74-83)			1	32	34	300	0.4	
C-1	12,000	100	100	None	25	12	10	1	32	34	N/A	0.35	
C-2	10,000	80	100	None	25	12	10	1	32	34	N/A	0.35	
C-3	10,000	80	100	None	25	12	10	1	32	34	N/A	0.30	
C-4	10,000	80	100	None	25	12	10	1	32	34	N/A	0.5	
GC	—	None	None	None	25	25	25		32	34	N/A	Town Commission Approval	
C-5	10,000	None	None	None	10	5	10	1	32	34	N/A	0.5	
SPM	10,000	80	100	25	25	25	25	1	32		N/A	0.30	

PMU	17.5 acres		See section 74-85 for standards applicable to the planned mixed use (PMU) district
P	Town commission shall establish dimensional regulations for the public district consistent with the public land use of lands within this district. The dimensional regulations shall be based upon need for harmonizing public use of the land with necessity for protecting the public's safety, health and welfare by the use of such lands. However, in no case shall the floor area ratio exceed 0.65 for institutional uses or 0.70 for transportation/utility related uses.		

¹See article III, division 3, of this chapter, pertaining to Off-street parking regulations.

²Exclusive of garages, breezeways, proches and patios.

³The height regulations contained in this section shall mean 32 or 34 feet from grade to the highest finished roof surface in the case of a flat roof, or to a point at the midpoint of the highest sloped roof, except for chimneys, parapets, bell towers and elevator penthouses. In no case shall a structure exceed 45 feet in height except in a RPD or RM-10 zoned district. Building height limitations for flood zone area construction are as follows: Any property which is located within an area of special flood hazard as designated on flood hazard boundary map or a flood insurance rate map, shall measure the maximum height standard from the base flood elevation (BFE) of the flood zone the structure is located within. This shall not apply to any property located in the RPD district existing at the time of adoption of this land development code. See subsection 74-83 (a)(3) for special height bonus provisions for RM-10 district.

⁴See section 74-113.

⁵See subsection 74-83(a) for additional requirements for RM-10 district.

⁶For impervious surface ratio, see section 74-112.

⁷On waterfront lots, all buildings, including guest cottages and servants quarters, shall be set back a minimum of 20 feet from the mean highwater mark or the seawall.

⁸All setbacks are measured from property lines except as noted.

(Ord. No. 300, § III(2.02.04), 11-7-90; Ord. No. 318, § 5, 6-2-92; Ord. No. 328, § B(2.02.04), 8-3-93; Ord. No. 342, § I, 11-2-93; Ord. No. 363, § 2, 3-19-96; Ord. No. 399, § 1, 11-20-01; Ord. No. 491, § 3, 4-15-14; Ord. No. 495, § 2, 4-1-14; Ord. No. 497, § 3, 6-17-14)