

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 <sup>6 &amp; 7</sup> |                  |  | Minimum Offstreet Parking per Dwelling Unit <sup>1</sup> | Maximum Height <sup>3</sup> (feet) | Flood Zones | Minimum Living Area per Unit <sup>2</sup> (square feet) | Floor Area Ratio (FAR) <sup>6</sup> |
|----------|--------------------|--------------|--------------|---|--|------------------|--|--|------------------------------------|-------------|---|-------------------------------------|
|          | Area (square feet) | Width (feet) | Depth (feet) |   | Front (feet)                               | Side (feet)      | Rear (feet)                                    |  |                                    |             |   |                                     |
| RE       | 18,000             | 100          | 100          | 2                                       | 25   | 7.5 <sup>4</sup> | 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 <sup>4</sup> | 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 <sup>4</sup> | 25 feet or 20% of lot depth,                   | 2  | 32                                 | 34          | 1,000   | —                                   |

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

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

<sup>2</sup>Exclusive of garages, breezeways, proches and patios.

<sup>3</sup>The 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.

<sup>4</sup>See section 74-113.

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

<sup>6</sup>For impervious surface ratio, see section 74-112.

<sup>7</sup>On 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.

<sup>8</sup>All 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)