

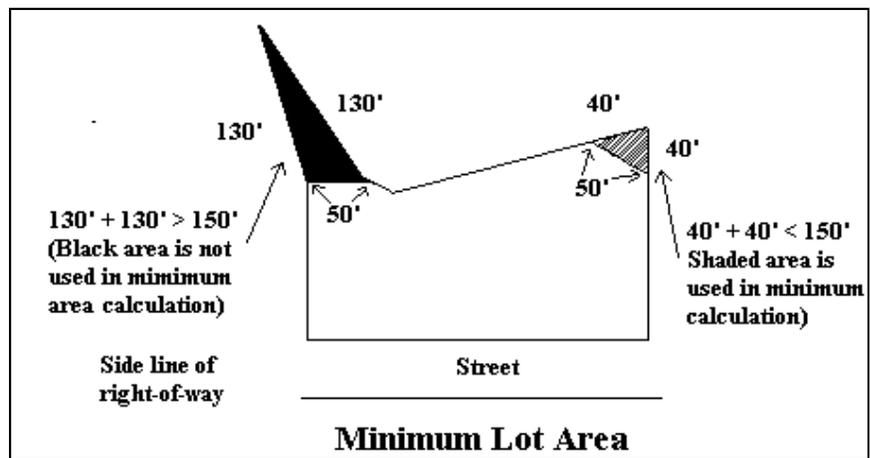
SECTION 4.0 DIMENSIONAL REQUIREMENTS

4.1 GENERAL. A buildable lot may not be so reduced as to fail to satisfy any minimum dimension, area, frontage or setback required for a permitted principal use except as specified in Subsection 7.1. Any building or structure used for dwelling purposes or housing as a permitted principal use shall be so located on a lot as to meet the requirements in Subsection 4.2. Not more than one principal use shall be located on a lot unless otherwise provided herein.

4.2 DIMENSIONAL REQUIREMENTS. Table B: Table of Dimensional Requirements describes the minimum lot area, minimum frontage, minimum lot width, minimum front setback, minimum side and rear setback and maximum building height requirements.

Table B: Table of Dimensional Requirements		
Minimum Lot Area	2 acres	See Subsection 4.2.1
Minimum Lot Frontage	200 feet	See Subsection 4.2.2
Minimum Lot Width	160 feet	See Subsection 4.2.3
Minimum Front Setback	40 feet	See Subsection 4.2.5
Minimum Side Setback	20 feet	See Subsection 4.2.6
Minimum Rear Setback	20 feet	See Subsection 4.2.7
Maximum Building Height	40 feet	See Subsection 4.2.8
Additional Dwelling Units		See Subsection 4.2.9
Corner Lot Clearances		See Subsection 4.2.10

4.2.1 Minimum Lot Area. No dwelling or other principal building shall be constructed on less than a two (2) acre lot, except where otherwise allowed. When the distance between any two points on lot lines is less than fifty (50) feet measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall not be used to compute lot area unless the distance along such lot lines between the two points is less than one hundred fifty feet (150). See Diagram.

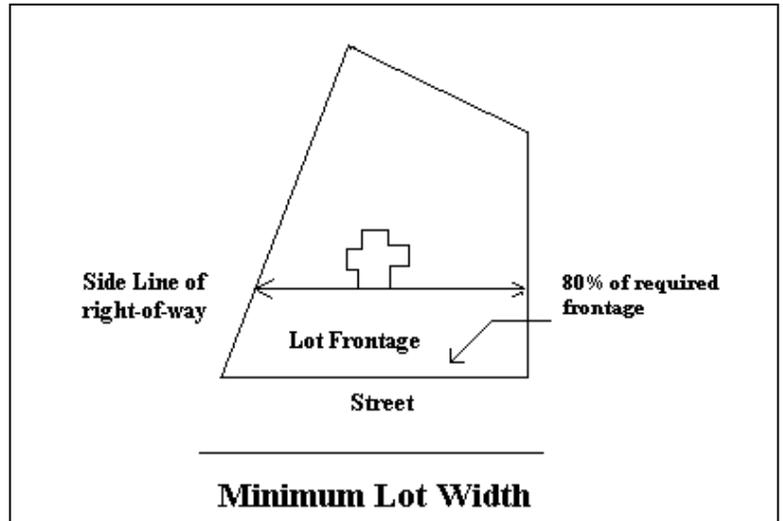


4.2.2 Minimum Lot Frontage. No dwelling or other principal building shall be placed on a lot having less than two hundred (200) feet of road frontage.

4.2.3 Minimum Lot Width. Each lot shall have a width of not less than one hundred sixty (160) feet at all points between the sidelines and the front line of the principal building on the lot. See Diagram.

4.2.4 Obstructions. No private fences, signs, or other obstructions are allowed within a road right of way except mail and newspaper boxes.

4.2.5 Minimum Front Setback The minimum setback shall be forty (40) feet from the front lot line (which is the road line), determined by a line extending from one side lot line to the other, parallel to the lot front line. No part of any building, and no accessory structure (other than a permitted sign, mailbox or newspaper box) having a height of more than four (4) feet shall be placed within or protrude into the area between the setback line and the lot front line. In the case of corner lots, the setback line shall be observed for all bordering roads.



4.2.6 Minimum Side Setback. The minimum side setback shall be twenty (20) feet, determined by a line parallel to the side lot line and extending from the road lot line to the rear lot line.

4.2.7 Minimum Rear Setback. The minimum rear setback shall be twenty (20) feet, determined by a line parallel to the rear lot line and extending from one side lot line to the other side lot line.

4.2.8 Maximum Building Height. The maximum height of a building shall be forty (40) feet.

4.2.9 Additional Lot Area Per Dwelling Unit. No dwelling for two, three or four dwelling units shall be constructed, converted, or newly occupied unless the lot contains at least the minimum area for one dwelling unit plus one acre and fifty (50) additional feet of lot frontage per dwelling unit for each dwelling unit in excess of one.

4.2.10 Corner Clearance. On corner lots, no fence, wall or landscape/plantings shall be located within the clear sight triangle so as to obstruct visibility at the intersection in a manner that will jeopardize the safety of vehicles and pedestrians. The clear sight triangle is that area formed by the intersecting road lines and a straight line joining said road lines at a point twenty-five (25) feet distant from the point of intersection of road lines.

4.3 ACCESSORY STRUCTURES

4.3.1 Dimensional Requirements and Location. Except as otherwise provided herein, the following dimensional rules shall apply to accessory structures:

1. No accessory building or structure, except a roadside stand with a footprint of less than one hundred twenty five (125) square feet, or a permitted sign shall be located within a required front yard setback.
2. Accessory structures or buildings with a footprint of one hundred twenty (120) square feet or less may be located within twenty (20) feet of a rear or side property line with a Special Permit from the Planning Board.
3. Accessory structures or buildings with a footprint larger than one hundred twenty (120) square feet shall be set back from side or rear property lines in accordance with the provisions of the Table of Dimensional Requirements. (Refer to Subsection 4.2.)
4. An accessory building attached to its principal building or within ten (10) feet of it shall be considered an integral part thereof and as such shall be subject to the front, side, and rear yard and height requirements applicable to the principal building.
5. Accessory structures and buildings shall be located on the same lot as the principal structure on the premises.

4.3.2 Permitted Accessory Structures. The following accessory structures are permitted:

1. Accessory buildings not more than twenty (20) feet in height above the average grade level around the structure, except where otherwise regulated under Subsection 4.3.1.4; provided, however, that a barn may have a maximum height of above the average grade level of up to forty (40) feet.
2. Boundary fences, walls, or hedges shall be permitted provided that they do not exceed six (6) feet in height. Boundary fences, wall, or hedges greater than six (6) feet may be allowed by Special Permit from the Planning Board. No fence which obstructs vision shall exceed four (4) feet in height within twenty five (25) feet of the street line or within twelve (12) horizontal feet of a habitable room in an abutting dwelling.
3. Flag poles of a height not to exceed twenty (20) feet are permitted and shall be exempt from the setback requirements of this Section.
4. Swimming pools, game courts, and the like are accessory structures and shall comply with the State Building Code and all applicable setback requirements of these Zoning By-Laws.

4.3.3 Prohibited Accessory Structures. The following accessory structures are prohibited, unless, in the case of a lawful business use, a Special Permit is granted from the Planning Board:

1. Connex box;
2. Steel storage unit.