
Article V

General Residential and Agricultural District

Section 2. Uses Permitted

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- J. ~~No dwelling or any other building shall be constructed less than fifty (50) feet from wetland soils. *Seems to confound Article IX Section 5 B, which lists Wet Area setbacks.*~~
- K. Accessory Apartments in accordance with Section 4 of this Article.
- L. ~~Impervious improvements shall not cover more than 25% of the lot area. *Moved to Sect 3.*~~
- M. ~~All trailer coaches and mobile homes moved into Town shall conform as to safety, convenience, and welfare of the Town. *Is implicit in building code and life safety code.*~~

Section 3. Minimum Dimensional Requirements

A. Minimum Lot Size

A lot for a dwelling and any other usages permitted shall be of sufficient size to provide adequate water supply and sewage facilities:

1. Single-family dwelling: eighty thousand (80,000) square feet;
2. Two-family dwelling: one hundred twenty thousand (120,000) square feet .

B. Minimum Contiguous Road Frontage: 200 feet.

1. In the case of a lot on a curve of a road or other special geographical feature which makes this frontage difficult to achieve, the Planning Board may approve frontage less than 200 feet provided that no structure may be constructed closer to the road than a point where the setback line is two hundred (200) feet in width providing this setback exceeds fifty (50) feet.

C. Front Setback: 50 feet

D. Side and Rear Setback: 15 feet

E. Lot depth: 150 feet

F. **Impervious improvements shall not cover more than 25% of the lot area.**