

Lot and Bulk Regulations  
Summary Table

	<b>FP/C Flood Plain/Conservation</b>	<b>A1 Agricultural</b>	<b>RC-1 Residential</b>	<b>RC-2 Residential</b>	<b>BC Business</b>	<b>MC Manufacturing</b>
<b>Minimum Lot Area</b>	not less than the minimum lot area established by underlying zoning	40 acres for farm residence	1 acre unless a larger parcel is required to accommodate a drain field	Church: 1 acre Day Care Center: 1 acre Dwelling, Single-Family: 22,000 square feet Nursing Homes, Hospitals, Hospices, Handicapped or Infirm Institutions and Halfway Houses: 3 acres Government Buildings: 1 acre Public Service Facilities/ Utilities: 10,000 square feet	32,000 square feet Church: 1 acre Hospital: 5 acres	1 acre
<b>Minimum Lot Width</b>		500 feet for parcel including a farm residence	150'	100'	150'	
<b>Minimum Front Setback</b>	50'	50'	40'	30'	30'	40'
<b>Minimum Side Setback</b>		20'	20'	10'	5' or 50' where abutting a residential district	10% of lot width but not more than 20'
<b>Minimum Corner Yard Setback</b>		50'	40'	30'	30'	40'
<b>Minimum Rear Setback</b>		20'	50'	35'	25' or 50' where abutting a residential district	30' or 50' where abutting a residential district
<b>Maximum Lot Coverage</b>			20%	30%		
<b>Maximum Building Height</b>	same as underlying zoning district					2 stories or 40'
<b>Maximum Gross Floor Area Devoted to Any one Business, Firm, or Service</b>					20,000 square feet	
<b>Minimum Landscape Surface Area Ratio</b>					0.35	0.40
<b>Capacity</b>					500 persons	