



Permitting and Inspections Department
Michael A. Russell, MS, Director

BASIC DIMENSIONAL REQUIREMENT TABLE

For residential zones

Provided for informational purposes – always verify all requirements in the [Chapter 14 Zoning Ordinance](#)

	R-1	R-2	R-3	R-4	R-5	R-6	IR-1	IR-2	IR-3
1. Setbacks									
a. Front	25'	25'	25' ^a	25' ^a	20' ^a	5' ^a	30'	25' ^a	25'
b. Rear	25'	25'	25'	25'	20'	10'	30'	25'	25'
c. Rear – for detached accessory structures with ground coverage 144 sq ft or less	5'	5'	5'	5'	5'	5'	10'	10'	10'
d. Side – 1 and 1.5 story	12'	12'	8'	10'	8'	5' ^a	20'	20'	20'
e. Side – 2 story	14'	14'	14'	14'	12'	5' ^a	20'	20'	20'
f. Side – 2.5+ story	16'	16'	16'	16'	14'	5' ^a	20'	20'	20'
g. Side – for detached accessory structures with ground coverage 144 sq ft or less	5'	5'	5'	5'	5'	5'	15'	15'	15'
h. Side street	20'	20'	20'	20' ^a	15'	0'	20'	20'	20'
2. Lot coverage	20%	20%	35%	30%	40%	60% ^b	20%	20%	20%
3. Maximum Height – principal structures and additions	35'	35'	35'	35'	35'	45' ^c	35'	35' ^d	35'
4. Maximum Height – detached accessory structures	18'	18'	18'	18'	18'	18'	18'	18'	18'
5. Minimum Lot Size – for residential uses, in square feet	15,000	10,000	6,500	6,000	6,000	2,000	40,000	20,000	42,500 ^e
6. Minimum Street Frontage	75'	50'	50'	50'	50'	20'	100'	70'	70'
7. Minimum Lot Width	100'	80'	65'	60'	60' ^f	20'	100'	80'	80'

^a May be eligible for less strict requirements. If your project does not meet the minimum requirements listed here, please see permitting staff.

^b In the R-6 zone, a minimum of 20% of the lot must be maintained as “landscaped open space” – see definitions below.

^c In the R-6 zone, portions of buildings above 35' in height must be no closer than 10' from the side property line and 15' from the rear property line, when abutting a residential zone. Does not apply to side street property lines.

^d Structure height limited to 27' on Little Diamond Island.

^e Minimum lot size may be reduced in certain cases with Planning Board approval – see Zoning Ordinance for details.

^f In the R-5 zone, minimum lot width increases to 90 feet for multiplex development (three or more attached dwelling units).



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Definitions:

Setback (“yard”) - The space on a lot which is required to be maintained open and unoccupied between a structure and the lot lines. In most cases, the front setback is measured from the street-side property line. Setbacks are measured from the actual property lines and not from fences, curbs, sidewalks, or street pavement edge. A property survey may be necessary to verify the location of property lines prior to construction.

Lot Coverage – The percentage of the total lot area that may be covered by the footprint of “structures.” “Structures” include, but are not limited to: buildings, decks, porches, sheds, stairs, and bulkheads. Driveways and other at-grade impervious areas are not considered structures. You can determine your maximum lot coverage allowance by multiplying your total lot size by the applicable percentage listed in the table on the previous page. Example: You own a 6,500 sq ft lot in the R-3 zone: $(6,500 \text{ sq ft}) \times (35\%) = 2,275 \text{ sq ft}$ maximum lot coverage allowed.

Landscaped Open Space – In the R-6 zone only, a minimum of 20% of the lot must be maintained as landscaped open space. This includes areas of the lot that are not occupied by structures or by impervious surfaces such as driveways, parking areas, walkways, and patios.

Building Height – The vertical measurement from average land grade (pre-development grade on the islands) to the following points:

- Flat roofs – to the highest point of the roof beams
- Pitched or hip roofs – to the level midway between the eaves and the highest point of the roof
- Gambrel roofs – to the level two-thirds of the distance between the eaves and the highest point of the roof
- Mansard roofs – to the highest point of the roof beams or the highest point on the deck

Building height does not include structures such as chimneys, skylights, flagpoles, or structures used to house building operating equipment such as roof access stairs, elevators, tanks or fans.

Lot Width – The distance measured between the side lot lines through that part of the principal building where the lot is narrowest. The measurement shall be made parallel to the front of the building.