

DISTRICT LOT REQUIREMENTS

Zoning District	Min. Lot sq. ft.	Max Lot Coverage	Front Setback	Side Setback	Rear Setback
R-1	15,000 DU	40% Maximum 25% Buildings	20'	8'	25'
R-2	7,500 DU	40% Maximum 25% Buildings	15'	8'	P 25' A 15'
M-F1	7,500 1 st DU 5,000 add. DU	50%	30'	10'	10'
M-F2	7,500 1 st DU, 2,500 add. DU	50%	15'	10'	10'
M-F3	7,500 1 st DU 3,000 add. DU max. 3 DU	40%	30'	10'	10'
VC	5,000	Review	0'	0'	0'
HA	10,000	65% (80% with waiver)	20'	10'	10'
MF-MU1	15,000	65% (80% with waiver)	20' Minimum 30' Maximum	10'	10'
MF-MU2	15,000 - 15 units per acre	65% (80% with waiver)	20' Minimum 30' Maximum	10'	10'
R/O	7,500 1 st DU 500 add. DU; max. 4 DU	40%	20'	8'	8'
TOD	5,000	100%	20' Maximum	0'	0'
OS	3 acres	20%	ag 40' other 50'	20' 50'	20' 50'
PE	100 acres	40%	20' commercial 50' residential	20' commercial 50' residential	20' commercial 50' residential
PA	15,000	30%	30'	10'	10'
MCU	15,000	65% (80% with waiver)	20'	10'	10'
LI	10,000	65%	100'	50'	50'

LOT FRONTAGE 60'

DU = Dwelling(s)
 P = Principle structure
 A = Accessory structure
 Ag = Agricultural use

R-1 (Residential): Acorn, Aspen, Athens, Beech, Birch, Briar, Brookside, Chestnut, Corduroy, Countryside, Crestview, Drury, Fairview, Francis, Hawthorn, Hubbell's Falls, Juniper Ridge, Kiln, Locust, *Main, Mansfield (odd #'s), Maple (from Mansfield to Village limits), Maple St. Ext., Maplewood, Mason, Meadow Terrace, *Old Colchester, Rivendell, Rosewood, Shawn's Way, Spruce, Sweetwater, Sycamore, Taft, Tamarack, Tiffany, Upland, Vale, Walnut, Whipple, Woods End, Woodstock.

R-2 (Residential): Abnaki, Adams, Algonquin, Arlington, Brooks, Brownell, Camp, Cascade Ct., Cascade St., Cascadnac, Cherokee, Cherry, Clems, Curtis, Doon, *East, E. Williams, Edgewood, Elm, Grandview, Grant, Greenwood, *Grove, Hiawatha, Hillcrest, Huron, Iroquois, Jackson, Jones, KarsynReece, Killoran, Kings Ct., *Lamoille, Lillia, Loubier, Mansfield (even #'s), McGregor, Mohawk, Murray, Nahma, Nicholas Ct., North, N. Hillcrest, Oneida, Onondaga, Orchard, Owaissa, Park Ave., *Park St., *Pearl, Pine, Poplar, Prospect, Red Barn Rd., Redwood, Roscoe Ct., Rotunda, Seneca, *Silverbow Terr., South, South Hill, South Hill Lane, South Summit, Southview, St. James Place, Stanton, Summit, Villa, Warner, Waverly, Wenonah, *West Street, West Hillcrest, Williams, *Willey's Ct., *Wrisley Ct., Wrisley St.

***Check zoning map, not all properties on these streets in designated zone.**