

**Section 4.03 Schedule of Area, Bulk, and Height Controls.**

District	Intensity	Minimum Lot Size	Minimum Setback			Minimum Dimensions		Maximum Height		Maximum Lot Coverage (Impervious Area)
			Front	Side	Back	Road Frontage	Depth	Feet	Stories	
Hamlet	0.5 acre/ principal building	.50 acre .25 acre*	25'***	15'	25'	75'	75'	39'	2	75%
Moderate Intensity	1.3 acres/ principal building	1 acre	60'	15'	50'	200'	200'	39'	2	75%
Low Intensity	3.2 acres/ principal building	1 acre	60'	25'	75'	200'	200'	39'	2.5	25%
Rural Use	8.5 acres/ principal building	1 acre	100'	50'	75'	200'	200'	39'	2.5	15%
Resource Management	43.5 acres/ principal building	1 acre	200'	100'	100'	500'	N/A	39'	2	5%
Industrial	none	1 acre	50'	15'	50'	100'	150'	39'	N/A	95%

\* with municipal water supply

\*\* provided further that in a built-up area where the majority of buildings already erected on the same side of the street within two hundred (200) feet of the lot on which a building is proposed to be erected have structure setbacks from the front lot line or centerline of the travel way, as the case may be, less or greater than required by these regulations, the setback for the new building shall be the same as for the majority of the buildings, or if there be no majority, the average of all setbacks previously established, provided that in no case shall such front setback be less than twenty-five (25) feet from the front lot line, and provided further that in the case of a shoreline, the provisions of Section 7.01 shall apply.

Lots that include shoreline shall be subject to the additional restrictions in Section 7.01.

**Section 4.04 Application of Regulations.**

Except as hereinafter provided:

A. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved, or altered unless in conformity with the regulations herein specified for the districts in which it is located.

B. No building that is hereafter allowed for the district in which such building is located shall be erected or altered which will:

1. exceed the height or bulk;
2. accommodate or house a greater number of families
3. occupy a greater percentage of lot area; or