§125-50. Dimensional requirements.

[Amended 1-20-1994 by Ord. No. 1-94; 4-13-1995 by Ord. No. 1-95; 11-28-2022 by Ord. No. 3-2022]

All structures and uses shall meet or exceed the following dimensional requirements:

A.   Residential zone dimensional requirements.[1]

Residential Zone Dimensional Requirements	RI Downtown Residential Zone	R2 Medium Density Residential Zone	RD Rural Development Zone
Minimum lot size (square feet)	5,000	10,000	40,000
Minimum road/shore frontage (feet)	50	100	150
Minimum front yard setback from edge of right-of-way (feet)	10	25	50
Minimum side yard setback			
Principal structures (feet)	5	5/10sq.[2]	20
Accessory structures (feet)	5	5	10
Minimum rear yard setback			
Principal structures (feet)	10	10	20
Accessory structures (feet)	5	5	10
Maximum lot coverage	60%	~~25%~~ 30%	~~20%~~ 30%
Maximum building height			
Principal structures (feet)	~~40~~ 50	~~30~~ 40	~~30~~ 50
Accessory structures (feet)	20	16	16

NOTES:

1. These dimensional requirements do not prohibit the change of a permitted use to another permitted use where the property or structure on or in which the use is located is a legal nonconformity.

2. On all built-upon lots. one (1) side yard setback may be reduced to five (5) feet, provided that the remaining side yard setback is ten (10) feet. On all lots not built upon prior to January 1, 1994, both side yard setbacks shall be ten (10) feet or greater.

B. Commercial zone dimensional requirements.[1]

Commercial Zone Dimensional Requirements	DC Downtown Commercial Zone	HC Highway Commercial Zone	NC Neighborhood Commercial Zone
Minimum lot size (square feet)	5,000	1 acre	7,500
Minimum road/shore frontage (feet)	50	~~200~~ 150	75
Minimum front yard setback from edge of right-of-way (feet)	0	50	20
Minimum side yard setback			
Principal structures (feet)	N/A	25	10
Accessory structures (feet)	N/A	10	5
Minimum rear yard setback			
Principal structures (feet)	10	25	10
Accessory structures (feet)	5	10	5
Maximum lot coverage	90%	80%	60%
Maximum building height			
Principal structures (feet)	~~40~~ 50	~~40~~ 50	~~30~~ 40
Accessory structures (feet)	20	20	16

NOTES:
1. These dimensional requirements do not prohibit the change of a permitted use to another permitted where the property or structure on or in which the use is located is a legal nonconformity.

C. Industrial zone dimensional requirements. [1]

Industrial Zone Dimensional Requirements	ID Industrial Zone
Minimum lot size	2 acres
Minimum road/shore frontage	$^{200}/_{300}$ feet
Minimum front yard setback from edge of right-of-way	100 feet
Minimum side yard setback	
Principal structures	25 feet
Accessory structures	25 feet

Industrial Zone Dimensional Requirements	ID Industrial Zone
Minimum rear yard setback	
Principal structures	25 feet
Accessory structures	25 feet
Maximum lot coverage	30%
Maximum building height	
Principal structures	100 feet
Accessory structures	100 feet

NOTES:

[1] These dimensional requirements do not prohibit the change of a permitted use to another permitted use where the property or structure on or in which the use is located is a legal nonconformity.

    D. Commercial forestland zone dimensional requirements. [1]

Commercial Forestland Zone Dimensional Requirements	CF Commercial Forestland Zone
Minimum lot size	10 acres
Minimum road/shore frontage	200/300 feet
Minimum front yard setback from edge of right-of-way	100 feet
Minimum side yard setback	
Principal structures	25 feet
Accessory structures	25 feet
Minimum rear yard setback	
Principle structures	25 feet
Accessory structures	25 feet
Maximum lot coverage	30%

Commercial Forestland Zone Dimensional Requirements	CF Commercial Forestland Zone
Maximum building height	
Principal structures	100 feet
Accessory structures	100 feet

[1] These dimensional requirements do not prohibit the change of a permitted use to another permitted use where the property or structure on or in which the use is located is a legal nonconformity.