

ZONING

650 Attachment 2

Town of Webster

Table of Dimensional Regulations
[Added 10-20-2014 FATM, Art. 14]

| | District 1-SFR | District 2-ASFR | District 3-MFR | District 4-B w/sewer | District 5Bw/out sewer | District 5A Gore Dis | District 6-Indus. | District 7-Lake R |
|---------------------------------------|-------------------|--------------------|-------------------|-------------------------|---------------------------|-------------------------|----------------------|----------------------|
| Minimum Lot Area (square feet) | 12,000 *1 | 43,560 *1 | 12,000 *2 | None *3 | 25,000 | 43,560 | 43,560 | 5,000 |
| Minimum Lot Frontage (feet) | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Minimum Front (feet) | 30 | 30 | 30 | 10 | 30 | 30 | 0 | 20 |
| Minimum Side Yard (feet) | 15 | 15 | 10 | 0 | 15 | 25 | 0 | 10 |
| Minimum Rear Yard (feet) | 15 | 15 | 10 | 0 | 15 | 25 | 0 | 10 |
| Irregularity "r" (minimum) | 0.4 | 0.4 | 0.5 | NA | NA | NA | NA | NA |
| Ratio (floor area ratio to land area) | NA | NA | NA | 1 to 1 | 1 to 2 | 1 to 2 | 1 to 2 | 1 to 2 |
| Maximum Building Height (feet) | 3 stories | 3 stories | 3 stories | 4 stories | 4 stories | 4 stories | 4 stories | 3 stories |

- *1 The minimum width at the building line shall be 100 feet.
- *2 Two family dwelling minimum area 12,000 SF with 6,000 SF additional for each additional family unit
- *3 Residence Use - Conform to Res. 3