

This is not intended to be a replacement for thorough review of the Zoning Ordinance and Driveway Regulations. This is intended to be used as a quick reference.

DISTRICTS

"R-A" Residential & Agricultural

Minimum Lot Size	Frontage	Minimum Yard Dimensions (setbacks)			
<u>Lot</u>	<u>Area</u>	<u>Width</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
Frontlot	2 acres	200'*	50'	20'	20'
Backlot	5 acres	50'*		20'	20'

* Refer to the Zoning Ordinance Section 204.4 for further detail.

"COM" Commercial

Minimum Lot Size	Frontage	Minimum Yard Dimensions (setbacks)		
<u>Area</u>	<u>Width</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
3 acres	*	50'	20' **	40'

* Refer to the Zoning Ordinance Section 204.2 for further detail.

**Where a commercial use abuts any residential district, the minimum side yard shall be 40 feet.

"IND" Industrial

Minimum Lot Size	Minimum Yard Dimensions (setbacks)			
<u>Area</u>	<u>Width</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear**</u>
3 acres	200'*	50'	40'	40'

* Refer to the Zoning Ordinance Section 204.1 for further detail.

**Where an industrial use abuts any residential district, the minimum rear yard shall be 50 feet

"R-1" Residential One

Minimum Lot Size	Frontage	Minimum Yard Dimensions (setbacks)			
<u>Use</u>	<u>Area</u>	<u>Width</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
One family	1.5 acres	150'	50'	20'	20'
Two family	2.0 acres	200'	50'	20'	20'
Multi-family	2.5 acres*	200'	50'	50'	50'

* Refer to the Zoning Ordinance Section 204.3 for further detail.

WETLAND CONSERVATION AND STREAM CORRIDOR DISTRICT

Setback Distances

Septic Tank/Leach Field	75' of any perennial stream, pond or wetland*
	50' of any poorly drained soils*
Structures*	50'* within any perennial stream, pond lake or wetland

* Refer to the Zoning Ordinance Section 204.6 for further detail.

FORESTRY AND CONSERVATION DISTRICT

Minimum Lot Size	Frontage	Minimum Yard Dimensions (setbacks)		
<u>Area</u>	<u>Width</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
25 acres	*	50'	75'	75'

* Refer to the Zoning Ordinance Section 204.8 for further detail.

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STEEP SLOPES CONSERVATION DISTRICT

The Steep Slopes Conservation District includes all areas of New Boston with slopes of equal to or greater than 15% up to 25% and 25% or greater. Land in this district can still be built upon by following the requirements of the Zoning Ordinance Section 204.9 and the Subdivision Regulations Section V-V.

DRIVEWAYS

	<u>Fee</u>	<u>Sight Distance</u>	<u>Grade</u>
Road Entry, Proposed, Common, Secondary**, Relocation	\$25	200'	10%***
Paving and Temporary*	\$10		

Driveways to be at least 10' from abutting property

*May be required to post a bond or other surety to ensure that any damage done to public streets is covered.

**200' or more between original and the proposed secondary driveway

*** Refer to Driveway Regulations for further detail.