

E. Dimensional Requirements:

Lots in all Zoning Districts outside the Shoreland Zoning District shall meet or exceed the following requirements:

	General	Residential	Village	Village	Village	Village	Residential	Farm &
	Purpose	Light	Comm.	Business	Business	Residential	District	Forest
	District	Comm.	District	District	Historic	District		District
					District (A)			
Minimum lot area SF (B)								
With public sewer	40,000	40,000	40,000	40,000	450	15,000	40,000	40,000
Without public sewer	60,000	60,000	50,000	50,000	N/A	25,000	50,000	50,000
Maximum residential density in OSRD (C)	4 units per acre after subtracting 50% open space	4 units per acre after subtracting 50% open space	N/A	N/A	N/A	4 units per acre after subtracting 50% open space	4 units per acre after subtracting 50% open space	4 units per acre after subtracting 50% open space
Minimum frontage (feet)	150 (D)	100 (D)	100	100	20	75	100 (D)	150 (D)
Minimum frontage on internal road serving OSRD (E)	75	75	N/A	N/A	N/A	75	75	75
Minimum setback (feet)								
Front	50	50	35	35	(F)	20	35	35
Side	25	15	15	15	0	10	15	15
Rear	25	15	15	15	15	15	20	20
Minimum front setback from edge of pavement for internal roads serving OSRD	20	20	N/A	N/A	N/A	20	20	20
Maximum lot coverage	75%	60%	70%	70%	99%	50%	40%	50%
Building height limits	56'	56'	56'	56'	(G)	56'	56'	56'

Height limits do not apply to towers, antennas, or agricultural silos. Side and rear setbacks shall be measured from property boundary lines. Front setbacks established above shall be measured from the Setback Starting Point as described below in the section entitled Setback Starting Point, except with regard to the front setback from internal roads serving an OSRD. Setbacks apply to all structures except signs, landscaping, fences, and parking lots. The minimum setback from property lines for driveways in all Districts shall be ten feet (10). Where abutters elect to share a single driveway on or near their common boundary line there shall be no setback required.

The performance standards, dimensional requirements, and definition specific to Open Space Residential Development (OSRD) are only applicable to those individuals or entities voluntarily choosing to submit and OSRD project application and plan to the Town of Farmington Planning Board per 11-8.11.1.4 (a) in the Town of Farmington Zoning Ordinance for OSRD approval and permit and, as such, said OSRD standards and requirements are entirely elective and self-imposed by said individuals or entities. The OSRD performance standards, dimensional requirements, and definition apply to no other types of land-use development or projects in Farmington, whether before the Planning Board or not.

- (A) The Village Business Historic District is a sub-classification within the Village Business District. Dimensional requirements in this category apply to properties with frontage in these areas: Main Street from Anson Street to Academy Street; Broadway from High Street to the 100-year floodplain boundary of the Sandy River; and Front Street from Park Street to Depot Street.
- (B) Minimum lot area does not apply in an Open Space Residential Development. See maximum residential density in OSRD.
- (C) A density bonus may be applied as provided in the Performance Standards, Section 11-8.11.1 (8).
- (D) Backlots with frontages between fifty feet (50) and these minimums may be built on if structures are set back a minimum of two hundred fifty feet (250).
- (E) Minimum frontage in OSRD applies only where individual lots are created.
- (F) No closer to the street than side-abutting buildings, except when a sidewalk exists, the setback shall be no closer than the building edge of said sidewalk (the edge of the sidewalk which lies farthest from the traveled way).
- (G) No taller than the highest existing building in this district as of enactment of these requirements.