**SECTION 3 – DENSITY REQUIREMENTS FOR ALL PERMITTED USES:**

Notwithstanding the following provisions of this Section 3, one (1) One-Family Residential Structure shall be permitted on any vacant existing lot, which was subdivided and recorded prior to March 10, 1987, provided the setbacks for all structures are at least 50 feet from any right-of-way centerline and 20 feet from any side or rear lot line.

1. Any lot subdivided on or after March 10, 1987, for separate sale, use, ownership, development, or resale shall:
2. Have no less than the prescribed street frontage and minimum lot size for the District in which it is located as shown in the following chart;
3. Conform to the density requirements shown in the following chart; and
4. Have a setback for all structures of at least 50 feet from any right-of-way centerline and 20 feet from any side or rear lot line.
5. Any lot, whenever subdivided, with an existing structure to which additions and/or renovations are to be made to increase the number of One-Family Residential Structures must conform to the density requirements set forth in the chart below.
6. A One-Family Residential Structure must conform to the minimum acreage required for the District in which each is located.
7. If soil or slope conditions will, in the opinion of the Planning Board, adversely affect the runoff, erosion, or operation of on-site sewage disposal facilities, then greater than the District minimum acreage may be required.
8. All single family lots shall have sufficient parking space to accommodate at least two (2) full size vehicles off the street.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| District | Residential A | Residential B | Business A Dwelling | Business A Non-Dwelling | Bus. B Dwelling & Non-Dwelling |
| Minimum lot size | 5 acres | 3 acres | 1 acre | ½ acre | 2 acres |
| Maximum building size coverage on minimum lot size | 10% | 10% | 10% | 30% | 10% |
| Minimum lot frontage | 200 ft. | 150 ft. | 80 ft. | 80 ft. | 150 ft. |