

ZONING

140 Attachment 2

Town of South Berwick

**Table B
Dimensional Requirements**

	R1	R1A	R2	R2A	R3	R4	R5	B2	I
Residential minimum lot size (square feet)									
Without sewer	40,000	80,000	40,000	80,000	80,000	120,000	120,000	40,000	80,000
With sewer	10,000	20,000	30,000	40,000	80,000	120,000	120,000	10,000	80,000
Commercial minimum lot size (square feet)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(2)	80,000
Minimum street frontage (feet)									
Without sewer	100	200	125	200	200	300	300	100	200
With sewer	100	125	125	150	200	300	300	100	200
Minimum yard dimensions (feet)									
Front setback	20	50(4)	25	50(5)	50	50	50	20	75
Side setback	15	25	25	25	25	50	50	15	35
Rear setback	15	25	25	25	25	50	50	15	35
Lot coverage (%)	30	30	25	25	20	20	15	50	60
Height limitation (feet) [See footnote (16) and (17)]	35	35	35	35	35	35	35	35	35

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Dimensional Requirements Index**

- (1) Commercial dimensional requirements in these districts shall be the same as for residential lots.
- (2) For the B2 Zone a commercial use must contain a minimum of 10,000 square feet if on sewer and 20,000 square feet without sewer. Other dimensional requirements shall remain the same as for residential uses.
- (3) There are no dimensional requirements in the B1 Zone except for height which shall be the same as the B2 Zone.
- (4) If on sewer in the R1A Zone the setbacks shall be: front, 20 feet; side, 15 feet; rear, 20 feet.
- (5) If on sewer in the R2A Zone the setbacks shall be: front, 25 feet; side, 20 feet; rear, 20 feet.
- (6) No portion of any lot created after the effective date or amendment of this chapter and lying within the Resource Protection District may be used to meet the dimensional requirements of other districts in which the remainder of the lot is situated.
- (7) If more than one principal building is constructed on a single parcel of land, all dimensional requirements shall be met separately for each principal building. The minimum lot size shall be multiplied by the number of dwelling units on the lot.
- (8) New building lots located at the end of culs-de-sac or along curves in a street may be designated so that they have at least 60 feet of street frontage along the front lot line, so long as lot width at the location where the principal building is to be constructed is at least equal to the distance normally required for lot frontage in the zoning district and provided the radius of the curve is not more than 300 feet measured at the front lot line.
- (9) Driveways and parking areas may be located within any required setback area (except as noted in § 140-24), but shall not be located within six feet of the side or rear lot lines in all zones but the B1 Zone.
- (10) Additions to nonconforming buildings may be built to meet the line of existing non conformity, but may not be less than 10 feet from a side or rear property line.

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- (11) All setbacks shall be measured from the property line to the nearest part of a building.
- (12) The depths of any yard abutting a public road shall conform to the front yard requirements.
- (13) All corner lots shall be kept free from visual obstruction for a distance of 25 feet measured along both street center lines.
- (14) Where a proposed structure is abutted on both sides by existing structures whose front setbacks are less than the required setback, the setback of the proposed structure may be reduced to that of the abutting structures.
- (15) An industrial use that is permitted under the provisions of this chapter may reduce its side and rear yard setbacks to a point that abuts a railroad tract or spur track.
- (16) These height requirements shall not apply to farm buildings, flagpoles, chimneys, ventilators, domes, water towers, church towers, tanks, windmill towers, or other structures or building accessory features usually erected at a height greater than the main roofs of building, provided that such structure or accessory feature is not for human habitation or occupancy and further provided that any structure or accessory feature higher than 35 feet is set back from all property lines a distance equal to its height. Special height requirements shall be reviewed by the Planning Board under site plan review.
- (17) The Board may increase the height of an industrial structure to a maximum of 55 feet upon a clear demonstration that this increase is required by the applicant due to the unique circumstances of the operation.