

## **SECTION 8: LAND SPACE REQUIREMENTS**

- 8.1 No building or structure shall be constructed nor shall any existing building or structure be enlarged or altered except in conformance with the regulations of the LENOX ZONING BYLAW as to lot coverage, lot area, land area per dwelling unit, lot width, front, side and rear setbacks, and maximum height of structures, in the several districts as set forth below except as may otherwise be provided elsewhere in the LENOX ZONING BYLAW. For off-street parking and loading requirements, see Section 10.
- 8.2 The land and yard spaces required for any new building or use shall not include any land or area required by any other building or use to fulfill LENOX zoning requirements.
- 8.3 If more than one building (other than a one-, two-, or three-car garage, a tool shed, a greenhouse or a cabana) is lawfully placed on any lot in single or common ownership, the distance between the nearest parts of such buildings shall be not less than twenty (20) feet.
- 8.4 See next page for 8.4 - LAND SPACE REQUIREMENTS TABLE

## 8.4 LAND SPACE REQUIREMENTS TABLE

	RESIDENTIAL						COMMERCIAL		INDUSTRIAL	
	R-3A	R-1A	R-40	R-30	R-20	R-15	C-3A	C-1A	C	I
1. Minimum lot size	3 acres	1 acre	40,000 SF	30,000 SF	20,000 SF	15,000 SF	3 acres	1 acre	5,000 SF	2 acres
2. Minimum lot frontage	200'	150'	150'	125'	100'	85'	300'	200'	75'	200'
3. Minimum lot width at building setback line	200'	150'	150'	125'	100'	85'	300'	200'	(4)	200'
4. Minimum setbacks:										
A. Building or structure (1)										
-Street Line	50'	35'	35'	35'	35'	35'	75' <sup>(5)</sup>	50'	(4)	50'
-Lot line	30'	25'	25'	20'	20'	20'	30'	30'	(4)	25'
-District Boundary Line (2)	30'	25'	25'	20'	20'	20'	50'	50'	(4)	50'
B. Sign Setback							35'	30'	(4)	30'
C. Parking Area Setback							30'	30'	(4)	30'
5. Maximum Building or structure height (3)										
-Stories	2	2	2	2	2	2	2	2	2	2
-Feet	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
6. Maximum building coverage	10%	20%	20%	20%	20%	20%	20%	30%	75%	35%

## Footnotes:

(1) On lots abutting streets on more than one side, the front setback requirements shall apply to each of the abutting streets. However, a dwelling need not be set back more than the average of the setbacks of the dwellings on the abutting lots on either side. If a vacant lot exists on one side it shall be considered as a dwelling setback the depth of the required front setback. No fence shall be constructed so as to obstruct intersection view within front setbacks at street intersections.

(2) Where district boundary lines separate residential districts from commercial districts and industrial districts, setback areas shall be planted with screening to protect the residential districts.

(3) These height restrictions shall not apply to chimneys, water towers, skylights and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy. The Board of Appeals may allow greater height when permitting Planned Unit Office, Great Estates, Gateway Mixed Use Developments, and uses located in the Commercial Zone. In no instance shall height, not including exemptions as stated above, exceed 50 feet.

Stairways leading to any floor or story above the first floor story shall be located within the walls of the building whenever practicable; otherwise, stairways and fire escapes shall be located on the rear wall in preference to either side wall. In no instance shall a stairway or fire escape be located on any wall fronting on a street.

(4) In view of small and irregular lot sizes, applications for new building will be accepted for consideration based on areas no less than current lot sizes. Fireproof walls on one side to the lot line are permissible if there is at least 15' setback on the other side of the building.

(5) The street line building or structure setback in C-3A may be reduced to a minimum of thirty-five (35) feet by a Special Permit from the Zoning Board of Appeals pursuant to Section 6 of this Bylaw if the Board determines that the proposed plan will significantly enhance the aesthetics of the property. (See Section 9.22 - Reduction of Street Line Setback in C-3A.) (S.T.M. 12/16/96)

(6) The Zoning Board of Appeals may allow by special permit the reduction of the lot line setback, streetline setback and setback between buildings for accessory buildings in residential districts provided such reduction does not reduce the requirements for each district by fifty (50%) percent. (A.T.M. 5/5/05)