

ATTACHMENT A

**USE, AREA AND BULK REGULATIONS
OF THE TOWN OF NORTHUMBERLAND**

ATTACHMENT A
SCHEDULE OF PERMITTED USES, MINIMUM LOT SIZES
AREA AND BULK REGULATIONS

APD – Agricultural Protection District

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	----- <u>Setbacks</u> -----			Maximum Lot Coverage	Height
			Front	Side	Rear		
Permitted Principal Uses							
Farms	10	300	NA	NA	NA	10%	35 (1)
Single Family Dwelling	5	300	50	25	25	10%	35
Agricultural Pursuits	10	300	50	25	25	10%	35
Agricultural Use Structures	10	300	50	25	25	10%	35 (1)
Forestry Uses	10	300	50	25	25	10%	35
Forestry Use Structure	10	300	50	25	25	10%	35
Permitted Accessory Uses							
Private Garage	NA	NA	50	20	20	10%(2)	25
Satellite Dish Antenna	NA	NA	NA	20	20	NA	15
Swimming Pool	NA	NA	70	20	20	NA	NA
Fences and Walls	NA	NA	NA	NA	NA	NA	6
Storage Shed	NA	NA	60	20	20	NA	10
Special Permit Uses							
Farm Employee Dwelling Units	10(2)	300	50	25	25	10%(2)	35
Home Occupation	5(2)	300	50	25	25	10%(2)	35
Bed & Breakfast	5	300	50	25	25	10%	35
Forestry Use Structures	10	300	50	25	25	10%	35
Garden Shop	5	300	50	25	25	10%	35
Mining	1	300	100	100	100	NA	35

APD – Agricultural Protection District (continued)

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	----- <u>Setbacks</u> -----			Maximum Lot Coverage	Height
			Front	Side	Rear		
Special Permit Uses (continued)							
Nursing Home	5	300	100	50	50	10%	35
Marina	5	300	50	30	30	10%	35
Park	5	300	10	10	10	10%	35
Composting Facility	10	300	50	30	30	10%	35
Agribusinesses	10	300	100	100	100	10%	
Sawmills	5	300	100	100	100	50%	
Riding Stables	10	300	100	100	100	20%	

Signs: See Article X (H) (14) for regulations

- (1) A silo shall have a maximum height of 90 feet
- (2) The requirement for the principal and accessory uses, combined.

ATTACHMENT A
SCHEDULE OF PERMITTED USES, MINIMUM LOT SIZES
AREA AND BULK REGULATIONS

R-3 Residential

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	-----Setbacks-----			Maximum Lot Coverage	Height
			Front	Side	Rear		
Permitted Principal Uses							
Farms	5	300	NA	NA	NA	20%	35 (1)
Single Family Dwelling	3	200	50	25	25	20%	35
Agricultural Pursuits	10	300	50	25	25	20%	35
Agricultural Use Structures	10	300	50	25	25	20%	35 (1)
Forestry Uses	10	300	50	25	25	20%	35
Permitted Accessory Uses							
Private Garage	NA	NA	50	20	20	20%(2)	25
Storage shed	NA	NA	60	20	20	NA	10
Swimming Pool	NA	NA	70	20	20	NA	NA
Satellite Dish Antenna	NA	NA	NA	20	20	NA	15
Fences and Walls	NA	NA	NA	NA	NA	NA	6
Farm Employee Dwelling Unit	10(2)	200	50	25	25	20%(2)	35
Special Permit Uses							
Forestry Use Structure	10	300	50	25	25	20%	35
Home Occupation	3(2)	200	50	25	50	20%(2)	35
Stable/Riding Academy	10	300	100	100	100	20%	35
Veterinarian Clinic/Hosp.	3	300	100	100	100	20%	35

R-3 Residential – (continued)

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	----- <u>Setbacks</u> -----			Maximum Lot Coverage	Height
			Front	Side	Rear		
Special Permit Uses (continued)							
Kennel	10	300	100	100	100	20%	35
Garden Shop	3	200	50	25	25	20%	35
Bed & Breakfast	3	200	50	25	25	20%	35
Golf Course	160	300	100	100	100	20%	35
Mining	3	300	100	100	100	NA	35
Public Utility	3	200	50	50	50	20%	35
Park	1	200	10	10	10	20%	15
Airport	20	NA	100	100	100	20%	35
Nursing home	3	300	100	50	50	20%	35

Signs: See Article X (H) (14) for regulations

(1) A silo shall have a maximum height of 90 feet

(2) The requirement for the principal and accessory uses, combined.

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SCHEDULE OF PERMITTED USES, MINIMUM LOT SIZES
AREA AND BULK REGULATIONS

R-1 Residential

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	----- <u>Setbacks</u> -----			Maximum Lot Coverage	Height
			Front	Side	Rear		
Permitted Principal Uses							
Single Family Dwelling	1	150	50	25	25	20%	35
Duplex Dwelling	1	150	50	25	25	30%	35
Permitted Accessory Uses							
Private Garage	NA	NA	50	20	20	20% (1)	25
Storage Shed	NA	NA	60	20	20	NA	10
Swimming Pool	NA	NA	70	20	20	NA	NA
Satellite Dish Antenna	NA	NA	NA	20	20	NA	15
Fences and Walls	NA	NA	NA	NA	NA	NA	6
Special Permit Uses							
Duplex Dwelling	1	150	50	25	25	30%	35
Park	1	200	10	10	10	20%	35
Library	1	200	50	25	25	20%	35
Daycare Center	1	150	50	25	25	20%	35

Signs: See Article X (H) (14) for regulations

(1) The requirement for the principal and accessory uses, combined.

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MH – Mobile Home

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	----- <u>Setbacks</u> -----			Maximum Lot Coverage	Height
			Front	Side	Rear		
Permitted Principal Uses							
Mobile Home on an established lot in an established mobile home park	9,000 sq. ft	75	20	20	20	30%	35
Permitted Accessory Uses							
Private Garage	NA	NA	20	5	5	30%(1)	25
Storage Shed	NA	NA	25	5	5	NA	10
Fences and Walls	NA	NA	NA	NA	NA	NA	6
Swimming Pool	NA	NA	40	10	10	NA	NA
Satellite Dish Antenna	NA	NA	NA	10	10	NA	15
Special Permit Uses							
Park	1	50	10	10	10	10%	35
Mobile Home Park, expansion of	5	150	50	25	25	10%	35
Laundromat	20,000 sf	50	25	15	15	50%	35
Recreation Area	1	50	10	10	10	10%	35
QuickStop Retail	20,000 sf	50	25	15	15	50%	35
Food store (gasoline pumps prohibited)							
Signs:	See Article X(H) (14) for regulations						
Sf	Square Feet						
(1)	The requirement for the principal and accessory uses, combined.						

ATTACHMENT A
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C/R - Commercial Residential

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	-----Setbacks-----			Maximum Lot Coverage	Height
			Front	Side	Rear		
Permitted Principal Uses							
Single Family Dwelling	1	150	50	25	25	20%	35
Permitted Accessory Uses							
Private Garage	NA	NA	50	20	20	20%	25
Storage Shed	NA	NA	60	20	20	NA	10
Satellite Dish Antenna	NA	NA	NA	20	20	NA	15
Swimming Pool	NA	NA	70	20	20	NA	NA
Fences and Walls	NA	NA	NA	NA	NA	NA	6
Special Permit Uses							
Duplex Dwelling	1	150	50	25	25	30%	35
Veterinarian clinic/hosp	1	150	50	25	25	20%	35
Church	1	150	50	30	30	50%	70
Library	1	150	50	25	25	30%	35
Park	1	150	10	10	10	10%	35
Home Occupation	1 (1)	150	50	25	25	20%(1)	35
Professional Offices	1	150	50	25	25	50%	35
Office Building	1	150	50	25	25	50%	35
Bed & Breakfast	1	150	50	25	25	20%	35
Funeral Home	1	150	50	25	25	20%	35
Research & Development Center	1	150	50	25	25	50%	35
Indoor Commercial Recreation Center	1	150	50	25	25	50%	35
Restaurant	1	150	50	25	25	50%	35

C/R - Commercial Residential (continued)

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	<u>Setbacks</u>			Maximum Lot Coverage	Height
			Front	Side	Rear		
Special Permit Uses							
Tavern	1	150	50	25	25	50%	35
Theater	1	150	50	25	25	50%	35

Signs: See Article X (H) (14) for regulations

(1) The requirement for the principal and accessory uses, combined.

ATTACHMENT A
SCHEDULE OF PERMITTED USES, MINIMUM LOT SIZES
AREA AND BULK REGULATIONS

H - Hamlet

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	----- <u>Setbacks</u> -----			Maximum Lot Coverage	Height
			Front	Side	Rear		
Permitted Principal Uses							
Single Family Dwelling	20,000 sf	100	25	15	20	50%	35
Duplex Dwelling	40,000 sf	100	25	15	20	50%	35
Permitted Accessory Uses							
Private Garage	NA	NA	25	10	15	50%(2)	25
Storage Shed	NA	NA	35	10	15	NA	10
Swimming Pool	NA	NA	45	10	15	NA	NA
Satellite Dish Antenna	NA	NA	NA	10	15	NA	10
Fences and Walls	NA	NA	NA	NA	NA	NA	6
Special Permit Uses							
Retail Business	20,000 sf	50	25	15	20	60%	35
Restaurant	20,000 sf	50	25	15	20	60%	35
Tavern	20,000 sf	50	25	15	20	60%	35
Home Occupation	20,000 sf(2)	100	25	15	20	50%(2)	35
Professional Office	20,000 sf	50	25	15	20	60%	35
Gasoline Station	20,000 sf	50	25	20	20	50%	35
Public/ Semi-public use	1 acre	75	25	15	20	50%	35
Library	1 acre	75	25	15	20	50%	35
Park	1 acre	100	25	10	10	10%	35
Funeral Home	1 acre	100	25	20	20	50%	35
Daycare Center	1 acre	150	25	25	20	50%	35
Nursing Home	1 acre	150	25	20	20	50%	35
Hotel or Motel	2 acre	100	25	20	20	50%	35
Bed & Breakfast	1 acre	100	25	20	20	50%	35
Laundromat	20,000 sf	50	25	15	15	60%	35
Theater	20,000 sf	100	25	15	20	60%	35

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H - Hamlet (continued)

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	-----Setbacks-----			Maximum Lot Coverage	Height
			Front	Side	Rear		
Special Permit Uses (continued)							
School	1 acre	150	25	25	20	50%	35
Church	1 acre	150	25	25	20	50%	70
Public Garage	20,000 sf	50	25	15	20	50%	35
Membership Clubhouse	20,000 sf	50	25	20	20	60%	35
Boarding House	20,000 sf	50	25	15	20	60%	35
Antique shop	20,000 sf	50	25	15	20	60%	35
Medical Clinic	20,000 sf	50	25	15	20	60%	35
Cultural Facility	20,000 sf	50	25	15	20	60%	35
Personal Service Establishment	20,000 sf	50	25	15	20	60%	40
Health and Fitness Club	20,000 sf	50	25	15	20	50%	35
Pharmacy	20,000 sf	50	25	15	20	50%	35

Signs: See Article X (H) (14) for regulations

SF Square foot

- (1) Dwelling Unit
- (2) The requirement for the principal and accessory uses, combined.

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I - Industrial

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	<u>Setbacks</u>			Maximum Lot Coverage	Height
			Front	Side	Rear		
Special Permit Uses							
Manufacturing	1	200	50	30	30	60%	35
Research & Development Centers	1	200	50	30	30	60%	35
Wholesale Storage & Trade	1	200	50	30	30	60%	35
Sawmills	3	200	50	30	30	60%	35
Lumberyard	3	200	50	30	30	60%	35
Truck Terminal	3	200	50	30	30	60%	35
Agribusiness	1	200	50	30	30	60%	35
Public Utility Use	1	200	50	30	30	60%	35
Mining	3	200	50	30	30	60%	35
Warehouse	1	200	50	30	30	60%	35
Composting Facility	5	200	50	30	30	60%	35
Recyclables, Handling and Recovery Facility	2	200	50	30	30	60%	35
Adult Businesses	1	200	50	50	50	25%	35
Commercial Communications Radio Towers	1	200	50	50	50	25%	35

Signs: See Article X (H) (14) for regulations