

TOWN OF WESTBROOK
BULK & AREA REQUIREMENTS

RESIDENTIAL DISTRICTS		Minimum Lot Area	Minimum Frontage	Maximum Building Coverage	Required Front Yard Setback	Required Side Yard Setback	Required Rear Yard Setback	Maximum Height	Setback From Tidal Wetland
NCD	Neighborhood Commercial	15,000 SQ FT	50 FT	.30 <small>Floor Area Ratio</small>	20 FT	15 FT	30 FT	35 FT	50 FT
RR	Rural Residential	2 ACRES	200 FT ⁽²⁾	.15	40 FT	20 FT	50 FT	35 FT	50 FT
LDR	Low Density Residential	1 ACRE	120 FT ⁽²⁾	.15	30 FT	15 FT	40 FT	35 FT	35 FT
MDR	Medium Density Residential	½ ACRE (21,780 SQ FT)	100 FT ⁽²⁾	.20	25 FT	15 FT	35 FT	35 FT	50 FT
HDR	High Density Residential	15,000 SQ FT	80 FT ⁽²⁾	.25	25 FT	10 FT non-conforming 15 FT conforming	35 FT	35 FT	50 FT
<i>Accessory Structures⁽¹⁾</i>									

COMMERCIAL DISTRICTS		Minimum Lot Area	Minimum Frontage	Floor Area Ratio*	Required Front Yard Setback	Required Side Yard Setback	Required Rear Yard Setback	Maximum Height	Setback From Tidal Wetland
NCD	Neighborhood Commercial	15,000 SQ FT	50 FT	.30	20 FT	15 FT	30 FT	35 FT	50 FT
CD	Commercial	15,000 SQ FT	50 FT	.30	20 FT	15 FT	30 FT	35 FT	50 FT
CTC	Commercial Town Center	15,000 SQ FT	50 FT	.25	MIN. 5 FT ⁽³⁾ MAX. 20 FT	ONE SIDE, 6 FT SECOND SIDE, 20 FT	35 FT	35 FT	50 FT
CB	Commercial Boating	15,000 SQ FT	50 FT	.30**	20 FT ⁽⁴⁾	10 FT ⁽⁴⁾	20 FT ⁽⁴⁾	30 FT	50 FT
LI	Light Industrial	1 ACRE	50 FT	.30	40 FT ⁽⁵⁾	15 FT ⁽⁵⁾	30 FT ⁽⁵⁾	45 FT	50 FT
ID	Industrial	1 ACRE	50 FT	.40	40 FT ⁽⁵⁾	10 FT ⁽⁵⁾	20 FT ⁽⁵⁾	45 FT	50 FT
TIC-64	Turnpike Interchange	3 ACRES	250 FT	.30	50 FT ⁽⁵⁾	50 FT ⁽⁵⁾	50 FT ⁽⁵⁾	45 FT	50 FT
TIC-65	Turnpike Interchange	3 ACRES	250 FT	.30	50 FT ⁽⁵⁾	50 FT ⁽⁵⁾	50 FT ⁽⁵⁾	45 FT	50 FT

⁽¹⁾ Accessory Structures 150 sq. ft. or less may be located in the rear yard a distance from the rear lot line equal to the side yard requirement of the district in which it is located. However, no accessory building shall be located on a lot in a manner which causes it by size, height, color or design to dominate over the principal building. (Section 8.01.03)

⁽²⁾ Exception - Development of Rear Lots – See Section 8.03.00

⁽³⁾ Exception – Existing Buildings on lots less than 10,000 sq. ft – See Section 4.57.00

⁽⁴⁾ Exceptions to Minimum Yard Requirements- See Section 4.65.05

⁽⁵⁾ Exceptions to Minimum Yard Requirements- There shall be no building or other improvement other than access roads within seventy-five (75) feet of any residential boundary or district.

* Floor Area Ratio (Definition) – The total floor area divided by the total square footage of the lot.

**Floor Area Ratio – See Section 4.65.03

Section 8.10.00 - Projection Into Required Yard Areas – In determining compliance with the minimum setback controlling distance on each lot shall be measured between the applicable lot line and the closest point thereto on any building or structure on said lot. Nothing in these regulations shall prohibit the projection of not more than one (1) foot into a required yard of pilasters, columns, sills, cornices, gutters, steps, chimneys or similar architectural features.

L: Bulk & Area Requirements