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 Floor Area Ratio	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	50FT
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
Accessory Structures(1)								

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	10 FT	15 FT	30 FT	35 FT	50 FT
RD Resort	15,000 SQ FT	50 FT	.30	10 FT	15 FT	30 FT	35 FT	50 FT
CTC Commercial Town Center	15,000 SQ FT	50 FT	.25	MIN. 0 FT MAX. 20 FT	6 FT (4)	35 FT	35 FT	50 FT
CB Commercial Boating	15,000 SQ FT	50 FT	.30**	20 FT(3)	10 FT(3)	20 FT(3)	30 FT	50 FT MAY BE MODIFIED PER SECTION 4.B.4
LI Light Industrial	1 ACRE	50 FT	.30	40 FT	15 FT	30 FT	45 FT	50 FT
ID Industrial	1 ACRE	50 FT	.40	40 FT	10 FT	20 FT	45 FT	50 FT
TIC	3 ACRES	250 FT	.30	50 FT	50 FT	50 FT	50 FT (4 STORIES)	50 FT

(1) Accessory Structures 200 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. Table 8.A

(2) Exception - Development of Rear Lots – See Section 6.E

(3) Exceptions to Minimum Yard Requirements- See Section 4.B.4

(4) Setback may be reduced to 0' through a Special Permit granted pursuant to Section 3.E.2.3

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

**Floor Area Ratio – See Section 3.E.3.2

Table 8.A - 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.

REV. 05/2019