

13.00 APPENDICES:

13.01 SCHEDULE A - WITHIN RESIDENTIAL DISTRICTS

.01 Single Family:

<u>Regulation</u>	<u>R10</u>	<u>R20</u>	<u>R25</u>	<u>R50</u>	<u>R3A</u>
Minimum					
Lot Size - sq. ft.	10,000	20,000	25,000	50,000	---
Lot Size - acres	-----	-----	-----	-----	3
Minimum Frontage	80'	100'	125'	150'	200'
Minimum Lot Depth	80'	100'	125'	150'	200'
<u>Principal Structure</u>					
Front Setback (Minimum)	20'	20'	25'	50'	50'
Side Yard Setback (Minimum)	10'	15'	25'	35'	50'
Rear Yard Setback (Minimum)	20'	20'	25'	50'	50'
Height (Maximum)	35'	35'	35'	35'	35'
<u>Detached Accessory Structure</u>					
Front Setback (Minimum)	20'	20'	25'	50'	50'
Side & Rear Setback (Minimum)	5'	10'	25'	35'	50'

Note: (Also see requirements in applicable text [e.g. Accessory/ Subordinate/ Subsidiary Structures, Guest Houses, R3A District, Coastal and Tisbury Island Road Districts, etc.] ).

.02 Multi-unit:

Minimum frontage, depth and setbacks, and maximum heights, are the same as in Section 13.01. (Minimum lot size is the number of dwelling units multiplied by the minimum lot size set forth in Section 13.01; see Section 04.03.12).

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13.02 SCHEDULE A - WITHIN BUSINESS I and II AND THE WATERFRONT/COMMERCIAL DISTRICT

.01 Commercial Uses:

<u>Regulation</u>	<u>B1</u>	<u>B2</u>	<u>W/C</u>
Minimum Lot Size - sq. ft.	0'	0'	0'
Minimum Frontage	0'	0'	20'
Minimum Lot Depth	0'	0'	0'
<u>Principal Structure</u>			
Front Setback (Minimum)	0'	30'	20'
Side Yard Setback (Minimum)	2'	15'	*
*Cummulative Side Setback (1)			20'/4'
Rear Yard Setback(1) (Minimum)	4'	15'	30'/50'
Height (Maximum)	35'	35'	28'
<u>Detached Accessory Structure</u>			
Front Setback (Minimum)	4'	30'	20'
Side & Rear Setback (Minimum)	4'	20'	*
*Cummulative Side Setback (1)			20'/4'

(1) Note: Also see requirements in Section 06.00 Waterfront/Commercial District.

(Amend Section 13.02.01: April 30, 1997 - Acting on Article 11)

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13.02 SCHEDULE A - WITHIN BUSINESS AND COMMERCIAL DISTRICTS

.02 Residential Uses:

<u>Regulation</u>	<u>B1 &amp; B2 Single-Family</u>	<u>B2 Multi-Unit</u>	<u>B1 &amp; B2 Hotel/Motel</u>
Minimum Lot Size - sq. ft	10,000	20,000*	30,000*
Minimum Frontage	80'	100'	100'
Minimum Lot Depth	80'	100'	150'
<u>Principal Structure</u>			
Front Setback (Minimum)	20'	30'	30'
Side Yard Setback (Minimum)	10'	20'	15'
Rear Yard Setback (Minimum)	20'	20'	20'
Height (Maximum)	35'	35'	35'
<u>Detached Accessory Structure</u>			
Front Setback (Minimum)	20'	30'	30'
Side & Rear Setback (Minimum)	5'	15'	20'

Note: \*(In B2, all multi-units, including hotels and motels, require a lot size equal to the single family requirement (10,000) times the number of units. See Section 05.21.02)

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13.03 SCHEDULE B - STATUTORY RESPONSE PERIODS: (and notice requirements)

.01 Board of Appeals:

Variances and Appeals

Public Hearing:

Within sixty-five (65) days of filing application.

Publication & Posting of Notice of Hearing:

Publication in a newspaper of general circulation in the Town once in each of two (2) successive weeks, the first at least fourteen (14) days prior to the hearing. And, posting in a conspicuous place in Town for at least fourteen (14) days prior to the hearing. In addition, certain parties are to receive notice by mail, see Chapter 40A, MGL.

Decision:

Within seventy-five (75) days of filing of applications

Permits:

Same as for Special Permits in 02) below.

.02 Planning Board:

Special Permits

Public Hearing:

As in 01) above.

Publication and Posting of Notice of Hearing:

As in 01) above.

Decision:

Within ninety (90) days after the public hearing.

\*Including notice to 'parties of interest', the petitioner, abutters, owners of land directly opposite on any public or private street or way, owners of land within three hundred (300) feet of the property line, and every abutting town, and all persons or legal entities known to have a direct financial interest in the property, and/or in the proposed construction or use of the property.

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13.03 SCHEDULE B - STATUTORY RESPONSE PERIODS: (and notice requirements)

.02 Planning Board, cont.

Special Permits, cont.

Notes:

(The above provides general information. Chapter 40A, MGL, as amended, should be consulted for specific and current requirements).

(Throughout this Bylaw reference to Permits [capitol 'P'] means the same as Special Permits as referred to in Chapter 40A, MGL).

13.04 Zoning Map Facsimiles:

Zoning maps, approximately one-half (1/2) size, may be purchased at the Planning Board office.