

## Intensity of Use Schedule

Section 3.2.3.2 of the Town of Grafton Zoning By-Law  
(Notation references are in parentheses.)

<u>Zoning District</u>		Minimum Area (Sq. Ft.)	Minimum Frontage/ Lot Width (Feet)	Minimum Yards			Maximum Building Coverage (% of Lot)	Maximum Height (Feet)
				Front (Feet)	Side (Feet)	Rear (Feet)		
A	Agricultural	80,000 (1)	200 (3)	30	15	15	25	35
		40,000 (2)	140 (4)	30	15	15	30	35
R-40	Low Density Residential	40,000	140 (4)	30	15	15	30	35
R-20	Medium Density Residential	20,000	125 (5)	30	15	15	30	35
R-MF	Multiple Family Residential	44,000	150 (6)	35	30	50	40	40
NB	Neighborhood Business	20,000	100 (7)	40	15	15	30	35
CB	Community Business	40,000	140	40	15	15	30	35
OLI	Office/Light Industrial	40,000	120 (5)	40	35 (8)	35 (8)	40	35
I	Industrial	40,000	120 (5)	40	35 (8)	35 (8)	40	35
FP	Flood Plain FP	----- As Governed in Section 6 -----						
CDO	Campus Development Overlay	----- As Governed in Section 9 -----						
FSGOD	Fisherville Smart Growth Overlay	----- As Governed in Section 10 -----						

In any district no building except roadside stands shall be placed nearer to the exterior line of any street than the distance specified as the minimum front yard for that district in the Intensity Use Schedule.

- (1) 80,000 sq.-ft. minimum lots required in unsewered areas.
- (2) In areas connected to and serviced by sewers in accordance with Sewer regulations.
- (3) Except that the frontage may be 120 feet when the frontage is located on the turnaround of a cul-de-sac.
- (4) Except that the frontage may be 90 feet when the frontage is located on the turnaround of a cul-de-sac.
- (5) Except that the frontage may be 80 feet when the frontage is located on the turnaround of a cul-de-sac.
- (6) Except that the frontage may be 100 feet when the frontage is located on the turnaround of a cul-de-sac.
- (7) Except that the frontage may be 70 feet when the frontage is located on the turnaround of a cul-de-sac.
- (8) Side and rear yards shall each be at least one hundred (100) feet when abutting any residential or agricultural district.