

ZONING AND DIMENSIONAL CHARACTERISTICS FOR SUBDIVISIONS

Here is basic dimensional information about the four residential zones and ORLI (Office Research Light Industrial). I include information about each of the established subdivisions in each zone (There are none in ORLI). The first column is lot size and the second column is frontage. ***These figures are very rough indications of a typical lot.*** I did not make calculations for each subdivision but only used a general impression. For some subdivisions most lots are fairly similar in lot size, frontage, and even general shape. For other subdivisions there is a great deal of variability among the lots. There is no practical way to get a sense of typical setbacks. Setback requirements should be adjusted based on lot size and frontage.

RESIDENCE A – minimum lot size: 20,000 square feet; frontage: 100 feet

Bagdad Road:	25,000	115
Bayview Road:	18,000	100
Beards Landing:	42,000	150
Cowell Drive:	12,000	100
Davis Avenue:	20,000	110
Edgewood Road:	20,000	100
Emerson Road:	30,000	125
Faculty Road:	15,000	100
Hampshire Avenue:	30,000	150
Little Hale Road:	15,000	125
Madbury Road:	17,500	110
Mill Road:	25,000	125
Sumac Lane:	18,000	110
Woodman Road:	18,000	120

RESIDENCE B – minimum lot size: 40,000; frontage: 150

Ffrost Drive:	42,000	200
Gerrish Drive:	42,000	175
Laurel Lane:	150,000	300
Orchard Drive:	45,000	150
Pinecrest:	45,000	200
Sandy Brook Road:	150,000	200
Sophie Lane:	15,000	120 conservation subdivision
Woodridge Road:	42,000	200

RESIDENCE C – minimum lot size: 150,000; frontage: 300

Cedar Point Road:	12,000	100
Deer Meadow Road:	150,000	325
Edgerly Garrison:	60,000	225
Matthes Cove Road:	75,000	225
Morgan Way:	50,000	200
Riverview Road:	60,000	200
Shearwater Street:	60,000	150 conservation subdivision

Rural – minimum lot size: 150,000; frontage: 300

Carriage Way:	55,000	150 Conservation Subdivision
Constable Road:	80,000	150
Falls Way:	80,000	150
Griffith Drive:	55,000	200
Little John Road:	70,000	180
Ross Road:	48,000	150 Conservation Subdivision
Simons Lane:	85,000	300
Sullivan Falls Road:	110,000	300
Surrey Lane:	55,000	175 Conservation Subdivision
Tall Pines Road:	250,000	300

Office Research Light Industrial (ORLI) – minimum lot size: 150,000; frontage: 150