

ZONING

650 Attachment 2

Town of Webster

Table of Dimensional Regulations

[Added 10-20-2014 FATM, Art. 14; Amended 05-10-21 ATM, Art. 15; Amended 10-18-2021 FATM, Art. 9]

Please refer to all District Regulations for additional information and requirements.

	District 1 SFR	District 2 ASFR	District 3 MFR	District 4 B	District 5 B	District 5A Gore Dis.	District 6 Indus.	District 7 Lake R.
	*1, *4	*1, *4	*2, *4	*3	*4	*4		*4
Minimum Lot Area (Square Feet)	12,000	43,560	12,000	None	25,000	43,560	43,560	5,000
Minimum Lot Frontage (Feet)	50	50	50	50	50	50	50	50
Minimum Front Yard (Feet)	30	30	30	10	30	30	0	20
Minimum Side Yard (Feet)	15	15	10	0	15	25	0	10
Minimum Rear Yard (Feet)	15	15	10	0	15	25	0	10
Irregularity "r"(Minimum)	0.4	0.4	0.5	NA	NA	NA	NA	NA
Ratio (floor area ratio to land area)	NA	NA	NA	1 to 1	1 to 2	1 to 2	1 to 2	1 to 2
Maximum Building Height (Feet)	3 stories	3 stories	3 stories	4 stories	4 stories	4 stories	4 stories	3 stories

*1 The minimum width at the building line shall be 50 feet in all residential zones in accordance with Section 650-32.

*2 Two family dwelling minimum area 12,000 SF with 6,000 SF additional for each additional family unit.

*3 Residential Uses - Please refer to Section 650-16: District 3 Regulations.

*4 Setback building lines to conform to District Regulations.