

ARTICLE VIII: AREA, YARD AND HEIGHT REQUIREMENTS

District	Minimum Lot Size			Minimum Setback from Property Line				
	Area in Square Feet	Area in Acres	Lot Width at Building Line	Front	Side	Rear	Principal Street Side on Corner Lot ¹⁶	Maximum Height of Structure
R1 Residential	10,000	--	70	30 ¹¹	10	20	15	35
R2 Residential	8,000 ¹	--	60 ²	30 ¹¹	10	20	15	35
R3 Residential	8,000 ^{3,12} 12000 ^{2,14} (MF)	--	60 ⁴	30 ¹¹ 35 ¹¹	8 30	10 30	12 45	35
R4 Residential	6,000 ^{3,15} 10000 ^{3,15} (MF)	--	60 ⁵	25 ¹¹ 25 ¹¹	8 10	10 15	12 15	35
R5 Residential ¹⁰	5,000 ³	--	50	20 ¹¹	7 ¹²	10	10.5	35
MR Residential ¹³	10,000	--	70	30 ¹¹	10	20	15	35
IC Commercial	2,500	--	25	0 ⁶	0 ⁶	25	0 ⁶	35
CC Commercial	--	--	N/A	N/A	N/A ⁷	N/A ⁷	N/A ⁷	45
WC Commercial	15,000	--	70	30	10	20	15	35
GC Commercial	10,000	--	60	50 ⁸	10	10	15	35
NC Commercial	6,000	--	60	25	8	10	12	35
PS Public Service	10,000	--	60	50 ⁸	10	10	15	35
LI Industrial	--	1	100	40	20	20	30	35 ⁹
HI Industrial	--	5	300	40	20	25	30	35 ⁹
CP Conservation	--	--	N/A	30	N/A	N/A	N/A	25

- 1** Additional dwelling units require 4,000 square feet of lot area per unit.
- 2** Minimum lot width for a duplex is 70 feet.
- 3** Additional dwelling units require 4000 square feet of lot area per unit. Buildings shall not cover more than 35% of the lot area (including overhangs).
- 4** Minimum lot width for a duplex and multi-family unit is 75 feet.
- 5** Minimum lot width for a duplex and multi-family unit is 70 feet.
- 6** These yard requirements do not apply to corner lots. On a corner lot, a 15 foot setback shall be established for the front yard and the side yard adjacent to the street.
- 7** When contiguous to either R1, R2, R3 or R4 districts, the side and rear yard requirements for said residential district shall apply, except where the commercial structure is located on a corner lot, then no side yard shall be required.
- 8** The minimum front yard setback only applies to those lots fronting on U.S. 17, U.S. 521 and U.S. 701. For lots fronting other streets in this District, the minimum front yard shall be 25 feet.

- 9 The maximum height requirements may be waived if a permitted use can provide its own fire protection.
- 10 Yard requirements from property line measured from face of wall.
- 11 Open air or screened-in front porches to encroach up to 8 feet into the front setback.
- 12 Lots of record that are less than fifty (50) feet in width shall have the following minimum side yard setbacks:

TABLE INSET: Width of Lot	Minimum Side Yard Setback (in feet)	Minimum Building Width
45 feet to 49	6	35
40 to 44	5	30

(amended 2-18-21)

- 13 The maximum height requirement may be waived up to 70 feet for the present hospital building, appurtenances and attachments with the approval of the Georgetown Fire Department. Where the district abuts any residential zoning district, the setback shall be increased two feet for each additional one foot of height above 35 feet. *(amended 4-21-05)*
- 14 Multi-Family and/or duplex dwelling units shall have a density of no more than 6 dwelling units per net acre. The net density is calculated by the dwelling units per acre excluding the streets, rights of ways, dedicated easements, wetlands, and ponds. *(amended 11-15-07)*
- 15 Multi-family and/or duplex dwelling units shall have a density of no more than 14 units per net acre. The net density is calculated by the dwelling units per acre excluding the streets, rights of ways, dedicated easements, wetlands, and ponds. *(amended 11-15-07, 2/21/19)*
- 16 Reference from Article V, Section 502, Corner Lots.

Editor's note (Ord. of 2-19-04; Ord. of 4-21-05(2)); (amended Ord. of 4-21-11); (amended Ord. CC Height of 3-19-15); (amended Ord Sec. 415.302 of 2/21/19); (amended #12 Ord. of 2-18-21)