

TOWN OF GORHAM 2012 SETBACKS

	<u>MINIMUM LOT SIZE</u>	<u>SEWER & WATER</u>	<u>FRONT/SETBACK</u> local / collector	<u>SIDE & REAR</u> SETBACKS	<u>MINIMUM STREET</u> FRONTAGE
RURAL DISTRICT					
single family	60,000 sq. ft. per unit	N/A	50 ft./70ft.	20 feet	200 feet
two family	60,000 sq. ft. per unit	N/A	50ft./70ft.	20 feet	200 feet
SUBURBAN RESIDENTIAL					
single family	*60,000 sq. ft per unit	*Possible reductions of	50ft./70ft.	20 feet	*200 feet
two family	*40,000 sq. ft. per unit	25% - 50%	50ft./70ft.	20 feet	*200 feet
URBAN RESIDENTIAL					
		*(newly adopted 6/3/97)			
single family	20,000 sq. ft. per unit	15,000 sq. ft. per unit	25 feet	15 feet	80 feet
two family	20,000 sq. ft. per unit	10,000 sq. ft. per unit	25 feet	15 feet	80 feet
VILLAGE CENTERS					
				15 feet	80 feet
single family	20,000 sq. ft. per unit	15,000 sq. ft. per unit	25 feet	15 feet	80 feet
two family	20,000 sq. ft. per unit	10,000 sq. ft. per unit	25 feet		
URBAN COMMERCIAL					
Commercial	None		25 feet*	10 feet*	None*
single family	20,000 sq. ft. per unit	15,000 sq. ft. per unit	25 feet	15 feet	80 feet
two family	20,000 sq. ft. per unit	10,000 sq. ft. per unit	25 feet	15 feet	80 feet
ROADSIDE COMMERCIAL					
Commercial	None		50/70ft	30 feet	None
single family	60,000 sq. ft. per unit	N/A	50ft/70ft.	20 feet	200 feet
two family	40,000 sq. ft. per unit	N/A	50ft./70ft.	20 feet	200 feet
INDUSTRIAL DISTRICT					
single family	**None	**None	50 feet	30 feet	**None
two family	**None	**None			
ROADSIDE OFFICE DIST.					
single family	*60,000 sq. ft. per unit	*Possible reductions of	50ft./80ft.	50 feet	*200 feet
two family	*60,000 sq. ft. per unit	25% - 50%			*200 feet
OFFICE RESIDENTIAL					
single family	20,000 sq. ft. per unit	15,000 sq. ft. per unit	25 feet	15 feet	80 feet
two family	20,000 sq. ft. per unit	10,000 sq. ft. per unit	25 feet	15 feet	80 feet
Non-residential	same	same	same	40 feet*	80 feet
NARRAGANSETT DISTRICT					
Non-residential	50,000 sq. ft.		80 feet	50 feet	150 feet
COMMERCIAL OFFICE DIST. (Newly adopted 9/17/96)					
Commercial	60,000 sq. ft	*Possible reductions of	50ft./80ft.*	50 ft.*	200 feet
Single Family	60,000 sq. ft	25% - 50%	50ft./80ft.	20 feet	200 feet
Two-family	40,000 sq. ft		50ft./80ft.	20 feet	200 feet
** Except that space standards for residential uses shall be the same as for the Suburban Residential and Rural Districts.					
EXCEPT (SEE) Chapter I Zoning Regulations, Section V, Definitions (Shed) If a shed is less than 150 sq. ft. in total area and has a height less than 15 feet the shed need only to meet a 5 foot side and rear yard setback requirement. Only 1 shed per lot shall be allowed the reduced setback.					