

**Dimensional Requirements Table**

Zoning District	Dimensional Requirements				Minimum Setback Dimensions							
	Minimum Lot Size	Minimum Lot Frontage  (At Legal ROW)	Maximum Building Coverage	Maximum Impervious Lot Coverage	Principal and Accessory Structures				Accessory Structure			
					Front (From legal ROW)	Side (Each)	Rear	Maximum Height	Front (from ROW)	Side (Each)	Rear	Maximum Height
<b>Growth (G)</b>	20,000 square feet	Residential: 100' (2) Non-Residential: 150' (2) All lots on Route 11: 200' (2)	Residential: 15% Non-Residential: 25%	Residential: 30% Non-Residential: 40%	30' (1 and 2)	10'	30'	Residential: 35' Non-Residential: 40'				
<b>Rural (R)</b>	20,000 square feet	Residential: 150' (2) Non-Residential: 150' (2)	Residential: 15% Non-Residential: 25%	Residential: 30% Non-Residential: 40%	30' (1 and 2)	20'	30'	Residential: 35' Non-Residential: 40'				
<b>Industrial (I)</b>	As determined by the Portage Lake Planning Board	Non-Residential: 150' (2)	Non-Residential: 50%	Non-Residential: 50%	50' (1 and 2)	30'	30'	Non-Residential: 40'				
<b>Cluster Development</b>	Total Parcel: >10 Acres. Individual Lots: Average 40,000 SF, but none less than 35,000 SF. Maximum Gross Density: 0.80 DUs p/acre. Maximum Open Space: 70%	Residential: 100' (2). No individual lot shall have direct access onto Route 11.	15%	25%	50'	10'	10'	35'				

(1) No garage or other accessory building shall be located in the required front yard. When located to the rear of the principal building, the accessory building shall be set back no less than 10' from the side or rear lot lines.

(2) Measured at the legal ROW. When the location of the front property line is in doubt, it shall be deemed to be located at a distance from the centerline of the road, such (distance) is one-half the known or assumed width from the road right-of-way, but in no case shall the ROW width from the centerline of the road be less than 25 feet and 50 feet on Route 11.