

FIGURE 1 LOT REGULATIONS BY DISTRICT TOWN OF NARROWS ZONING

(a) R-3 Lot Area add 3,000 square feet for each added unit in multi-family developments.

District	Lot Size	Setback*	Frontage at Setback	Side Yard	Rear Yard	Height**	To Main Bldg.	Accessory Buildings		Height
								Side Yard	Rear Yard	
AR-1	43,560 sq. ft.	35'	150'	2 yards 10' min/	25'	35'	35'	10'	25'	35'
R-1	21,780 sq. ft.	35'	100'	2 yards 10' min/	25'	35'	20'	10'	10'	20'
R-2	9,600 sq. ft.	35'	100'	2 yards 10' min/	25'	35'	20'	10'	10'	20'
R-3	5,000 sq. ft. (a)	35'	50' for SF 100' for Duplex	2 yards 10' min/	20'	48'	20'	5'	5'	20'
R-4	43,560 sq. ft.	-----Requires Detailed Plan-----								
MH-1	43,560 sq. ft. MH Park	35'	150'	15'	20'	35'	20'	20'	10'	15'
	Lot 3,800 sqft MHP—Requires Detailed Plan		15'	10'	10'	35'	5'	5'	5'	15'
B-1	N/A (b)	N/A (b)	--- (b)	(b)	--- (b)	48' (b)	5' (b)	5' (b)	5' (b)	10' (b)
B-2	5,000 sq. ft.	50' (b)	25' (b)	(b)	--- (b)	35' (b)	5' (b)	5' (b)	5' (b)	10' (b)
M-1	43,560 sq. ft.	35'	150'	15'	25'	48'	20'	10'	15'	45'
I-1	43,560 sq. ft.	35'	150'	15'	25'	48'	20'	10'	15'	45'

(b) Buildings used for residential use same requirements as R-2

(a) R-3 Lot Area add 3,000 square feet for each added unit in multi-family developments.

(b) Buildings used for residential use same as requirements as R-2.¹

* Add 10 feet for corner lots. Minimum setback requirements of this Ordinance for yards facing streets shall not apply to any lot where the average setback on developed lots within the same block and zoning district and fronting the same street is less than the minimum. In such cases, the setback on such lot may be less than the required setback, but not less than the average of the existing setbacks on the existing developed lots.

**The height limit for dwellings may be increased up to 48 feet and up to 3 stories provided each side yard is 20 feet, plus 1 foot or more of side yard for each additional foot of building height over 35 feet.

A public or semi-public building such as a school, church, or library may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased 1 foot for each foot in height over 35 feet. Church spires, belfries, cupolas, municipal water towers, chimneys, flue, flagpoles, televisions antennae and radio aeriels are exempt. Satellite dish antennas are not exempt. Parapet walls may be up to 4 feet above the height of the building on which the walls rest.

¹Revised by the Narrows Planning and Zoning Commission/Narrows Town Council on September 17, 2007.

** Cont.

For buildings over 48 feet in height, approval shall be obtained from Town Council. Chimneys, flues cooling towers, flagpoles, radio communication towers, or their accessory facilities, not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to 4 feet above the height of the building on which the walls rest.

For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the Health Official. The Administrator shall require the area considered necessary by the Health Official. All uses within 500' of the public system are required to connect to the system.

All property located in a business district which adjoins any residential district or is separated from any residential district only by a public street or way, shall have a 10 foot side yard on the side or sides adjoining or adjacent to the residential district.