

COLCHESTER DEVELOPMENT REGULATIONS  
SUPPLEMENT 47

District	Density	Minimum Lot Size	Frontage	Primary Front Yard Setback	Primary Side Yard Setback	Primary Rear Yard Setback	Total Lot Coverage Max	Primary Building Height Max
R3 Class I	1 DU/10,000 sf	10,000 sf	50 feet	30 ft	15 ft	25 ft	30%	40 ft ridge 35 ft flat
R3 Class II	1 DU/15,000 sf	15,000 sf	50 feet	30 ft	15 ft	25 ft	30%	40 ft ridge 35 ft flat
R2 Class I	1 DU/15,000 sf	15,000 sf	60 feet	30 ft	15 ft	25 ft	30%	40 ft ridge 35 ft flat
R2 Class II	1 DU/20,000sf	20,000 sf	60 feet	30 ft	15 ft	25 ft	30%	40 ft ridge 35 ft flat
R1 Class I	1 DU/30,000 sf	30,000 sf	75 ft	30 ft	15 ft	25 ft	30%	40 ft ridge 35 ft flat
R1 Class II	1 DU/40,000sf	40,000 sf	75 ft	30 ft	15 ft	25 ft	30%	40 ft ridge 35 ft flat
R5	1 DU/5 acres	40,000 sf	150 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat
R10	1 DU/10 acres	40,000 sf	150 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat
GD1 Class I	1 DU/10,000 sf	10,000 sf	50 ft	30 ft	10 ft	30 ft	60%	40 ft ridge 35 ft flat
GD1 Class II	1 DU/20,000sf	20,000 sf	50 ft	30 ft	10 ft	30 ft	60%	40 ft ridge 35 ft flat
GD2 Class I	(MU) 1 DU/ 4,356 sf	20,000 sf	50ft	30 ft	15 ft	30 ft	70 %	40 ft ridge 35 ft flat
GD2 Class II	(MU) 1 DU/ 10,890 sf	20,000 sf	50 ft	30 ft	15 ft	30 ft	70 %	40 ft ridge 35 ft flat
GD4	1 DU/10,000sf	10,000 sf	50 ft	30	15 ft	25 ft	60%	20 ft eave 34 ft ridge 24 flat rooflines
BD		10,000 sf	100 ft	25 ft.	15 ft.	25 ft.	80%	0 ft ridge 35 ft flat
COM		20,000 sf	100 ft	45 ft	15 ft	30 ft	Class I 70% Class II 60%	40 ft ridge 35 ft flat
IND		40,000 sf	150 ft	45 ft	20 ft	25 ft	80%	0 ft ridge 35 ft flat
AGR	1 DU/25 acres	40,000 sf	150 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat

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SUPPLEMENT 47

District	Density	Min Lot Size	Frontage	Primary Front Yard Setback	Primary Side Yard Setback	Primary Rear Yard Setback	Total Building Coverage Max	Primary Building Height Max	
MHP	1 DU/ 15,000sf	15,000 sf	50 ft	15 ft	10 ft	10 ft		40 ft ridge 35 ft flat	
FP		40,000 sf	300 ft	200 ft	200 ft	200 ft		40 ft ridge 35 ft flat	
AMU	1 DU/ 40,000sf	40,000 sf	150 ft	30 ft	15 ft	25 ft		40 ft ridge 35 ft flat	
LS1	1 DU/ 30,000 sf	30,000 sf	60 ft	15 ft	15 ft	15 ft	40%	40 ft ridge com. 35 ft flat com. 20 ft. ridge res.	
LS2	1 DU/ 10,000 sf	10,000 sf	50ft	20 ft	15 ft	15 ft	40%	40 ft ridge com. 35 ft flat com. 20 ft. ridge res.	
LS3	1 DU/ 20,000 sf	20,000 sf	60 ft	15 ft	15 ft	15 ft	40%	28 ft ridge 23 ft flat	
LS4	1 DU/ 20,000 sf	20,000 sf	60 ft	20 ft	15 ft	15 ft	40%	40 ft ridge 35 ft flat	

Additional Considerations

(1) = In all districts, total front yard coverage shall not exceed 30%.

(2) = 45 foot front yard setback required for primary and accessory structures on highways (see Article 2.05 Setbacks & Buffers)

(3) = Minimum lot size and setbacks may be reduced when approved in accordance with Article Nine

(4) = In the Agricultural District, silos and grain elevators shall be excluded from height restrictions.

(5) = The height of buildings may be increased in accordance with Article Two Section Seven.

(6) = Multi-family = MU and Dwelling Unit = DU

(7) Please consult associated Article and Section in Development Regulations for additional considerations and requirements.

(8) Section 2.06 and 2.09 herein shall govern the height of accessory apparatus and accessory structures. (9) The AMU District has a minimum .5 acre lot size and maximum 1 acre lot size for residential lots. Lot coverage in the AMU District may be increased in accordance with Section 6.04E.

(10) The dimensional standards for the GD3 District can be found in Section 4.03 of the Development Regulations.

(11) For lots accessed off a private drive or road, the front yard setback shall also apply to that section of the lot that fronts the private road or drive.

(12) In the application of this table for primary building height max in the LS1 and LS2 district, uses 1.530, 1.540, 1.550, 1.560, and 1.570 from Table A-1 shall be considered commercial uses. All other uses beginning with 'I' in that table shall be considered residential.

Class I = Municipal water and either municipal sewer or community septic

Class II = Individual on-site septic