

Amendment #2: Establishing a minimum lot size and frontage requirement for the Village Center.

Article ##: To see if the Town will vote to amend Section 205 Attachment 2 (Land Space Requirements) to establish a minimum lot size and frontage requirement for the Village Center.

205 Attachment 2

**Town of Westminster
Land Space Requirements
Chapter 205, Zoning**

Zoning District	Minimum Lot Size (square feet)	Minimum Lot Frontage ⁴ (feet)	Minimum Yard Depth ²			Maximum Building		Maximum Percentage of Lot Coverage ¹⁰
			Front ^{4,5} (feet)	Rear ⁴ (feet)	Side ⁴ (feet)	Stories	Feet	
Residence Districts								
R-I	50,000 ¹⁰	150 ^{4,10}	25	20	15	2½	35	20% ⁴
R-II	60,000 ¹²	175 ^{4,12}	30	20	15	2½	35	20% ⁴
R-III	86,000	200	30	20	15	2½	35	20%
Commercial Districts								
C-I	40,000	150	40	40	20 ⁶	2	30	--
C-II	10,000	100	25	20	20 ⁶	2	30	--
VC ⁷	7,500	50	15	20	10 ⁶	2	30	80%
Industrial Districts								
I-I	40,000	150	25	50	25 ⁸	4	50	65%
I-II ¹¹	40,000	100	20	30	25 ⁸	4	50	65%
Floodplain and/or Wetland Protection Districts ⁹								

Planner's Note: The revisions above are an attempt to establish a minimum lot size requirement and a minimum frontage requirement for the Village Center zoning district. Currently, there are no such requirements.

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