

Village and Town of Weston - District Regulations

Sec. 94.174. Zoning district numerical regulations.

Revised April 11, 2005

Adopted April 18, 2005

Section	Map Symbol	District Name	Lot Size		Density			Green Space			Setback f and g		Building Location Side Yard (g)			Rear Yard (g)		Height (feet)		F.A.R. floor area to land area ratio Maximum Permitted	Floor Area Minimum Required Floor Area in Square Feet Per Building(j) or by Bedrooms (k)		
			Minimum Total Lot Area in Square Feet	Minimum Width In Feet	Minimum Land Area Per Dwelling One Bedroom	Two Bedrooms	Three Bedrooms	Minimum Area Per Building in Square Feet or by Bedrooms	Minimum Street Yard, Feet	Minimum Corner Yard Feet	Principal Bldg. Drive Side	Minimum in Length Principal Bldg. Other Side	Parking and Accessory(h) Building	Minimum in Feet Principal Building	Accessory Building	Maximum Permitted Principal Building	Accessory Structure	One Bedroom	Two Bedrooms		Three Bedrooms		
Basic Holding District																							
94.175	AG	Agriculture	870,000 (nominal 20 acres)	600				700,000	50	50	20	20	15	40	20	30	20	5%	1,000	1,100	1,200		
94.176	RR	Rural Residential	120,000	200				90,000	50	50	20	20	15	40	20	30	20	10%	1,000	1,100	1,200		
Basic Development and Conservation Districts																							
94.177	S/R	Suburban/residence	40,000	150				28,000	50	50	20	15	8	40	8	30	20	20%	1,000	1,200	1,400		
94.178	R-E	Residential estate	25,000	120				14,000	40	40	20	15	8	40	8	30	20	25%	1,000	1,200	1,400		
94.179	R-1	Residential single-family	15,000	100				10,000	30	30	12	8	8	25	8	30	20	25%	1,000	1,100	1,200		
94.180	R-2	Residential single-family	10,000	80				5,000	30	25	12	8	8	25	8	30	20	25%	800	900	1,000		
94.181	RTF	Residential two-family	15,000	100				4,000	30	30	12	12/0-d	8	25	8	30	20	25%	700	800	950		
94.182	R-3	Residential multiple-family, garden apartments	15,000	100	3,200	3,600	4,000	1,500	1,750	2,000	30	30	25 ^a	15/0-d	8 ^a	40	10	30	20	40%	650	700	900
94.183	R-4	Residential multiple family, apartments	20,000 if 1:1 undg. parking:	120	(2,500	3,000	3,300)	(1,000	1,250	1,250)	30	30	25 ^a	15/0-d	8 ^a	40	10	30	20	60%	500	700	850
94.184	R-5	Residential manufactured/mobile home park	6,000	50				3,500	25	25	25	10	10	20	8	15	20	20%	540	650	850		
For every 3,000 sq.ft. of lot area																							
94.185	B-1	Neighborhood convenience retail and service	a	a				1,000	30	30	25/0-d	10/0-d	10	40/0-d	10	30	20	35%	500	700	850		
94.186	B-2	Community retail and service	a	a				1,000	30	30	30/0-d	15/0-d	10	40/0-d	10	40	20	40%	500	700	850		
94.187	B-3	General commercial	a	a				1,000	30	30	30/0-d	15/0-d	10	40/0-d, m	10	40	20	40%	500	700	850		
94.188	B-4	Office	a	a				1,000	30	30	30/0-d	15/0-d	10	40/0-d	10	30	20	35%	500	700	850		
94.189	B-P	Business Park	a	a				1,000	50	50	40/0-d	25/0-d	10	50/0-d	15	40	20	35%	500	700	850		
94.190	M-1	Manufacturing and warehousing	a	a				1,000	50	50	50/0-d	25/0-d	10	20/0-d	20	60	60	50%	500	700	850		
94.191	WPD	Wetland protection district	-	-				-	-	-	-	-	-	-	-	-	20	-	-	-			
94.192	PUL	Public or utility lands	a	a				1,000	30-f	30-f	40	25	30	50	20	a	20	35%	500	700	850		
Overlay Districts																							
94.193	OCR	Commercial recreation overlay	b	b				b	c	c	c	c	c	c	c	b	b	a&c	b	b	b		
94.194	OIP	Institutional and public service overlay	c	b				b	c	c	c	c	c	c	c	a	b	a&c	b	b	b		
94.195	OPD	Planned development project overlay	See Section 94.147 for most requirements.													c	c	c	c	c	c		
94.196	OAH	Airport height overlay	b	b				b	b	b	b	b	b	b	b	(See district regulations)		c	b	b	b		
94.197	OWC	Woodlands conservation overlay	b	b				c	c	c	c	c	c	c	c	b	b	a&c	b	b	b		
94.198	OWP	Wellhead protection overlay	b	b				b	b	b	b	b	b	b	b	b	b	b	b	b	b		
94.199	OME	Mineral extraction overlay	See district for all regulations.													(See district regulations)		b	b	b	b		
94.200	OFF	Floodplain overlay	a&c	a&c				b	b	b	b	b	b	a&c	a&c	b	b	a&c	c	c	c		
94.223 et seq.	OCS	County shoreland jurisdiction	a&b	a&b				a&b	a&b	a&b	a&b	a&b	a&b	a&c	a&c	b	b	a&c	c	c	c		
For further information consult section:			94.126(c)1-4		94.126(d)		94.126(e)		94.125(b)		94.125(c)		94.125(c)		94.125		94.127(b)(2)		94.127(b)				

Footnotes:

- *- See section 94.175(B)2
- d- If common wall construction approved, see Section 94.134 et seq.
- e- Farm building yards must at least equal building height, see section 94.128(e)
- f- Greater setback required in some cases, see section 94.125(b)(2), (5)
- g- First two feet of eave overhang exempted, section 94.125(b)(3)(c)
- h- Minimum parking lot landscaping area, see section 94.153(a)(4)
- j- If no basement of at least 200 square feet/unit add 100 square feet/DU
- k- May substitute for 400 square feet, an attached garage of at least 400 square feet, if 1, 100 square feet or more required
- m - 20 feet if abutting lot with B-1, B-2, B-3, B-4, or M-1 Zoning