

	LM	LM-A	LM-B	LM-C	LM-D
Minimum lot area (acres)	1/2	2/3	1/2 ¹	1/2	1/4 ²
Minimum lot frontage (feet)	100	150 ³	100	100	100
Minimum front setback (feet)	30	30	20	20	Nonres 20 Res 30
Maximum front setback (feet)	50	50	40	40	40
Minimum side setback (feet)	Com/Com 20 Com/Res 30	15	15	15	10
Minimum rear setback (feet)	20	25	20	25	20
Maximum building height (feet)	35	60	45 ⁶	45	35
Maximum building stories	-	4	3	3	2.5

For non residential uses only:

Minimum open space percentage
of lot area

15%	15%	20%	10%	10%
-----	-----	-----	-----	-----

NOTES:

- 1 Except that for a mixed residential development (MRD) in LM-B, maximum density for residential uses shall be determined in accordance with § 300-162.
- 2 One dwelling unit shall be allowed for every 10,000 square feet of net developable area in LM-D.
- 3 Minimum lot frontage may be reduced to 100 feet in LM-A when two or more adjoining lots are served by a joint or cross-access service drive. Planning Board approval of joint or cross-access and associated reduction in frontage shall be contingent upon an easement recorded with the deed for the lot providing cross-access and a declaration granting access rights to the main road for adjoining lots served by the joint access drive once it is completed.
- 4 In its discretion, the Planning Board may grant a special permit to reduce the minimum front setback if it determines that strict compliance with this § 300-163 is impractical due to physical or natural constraints on the lot and if such waiver will further the purposes of this Article XXIV.
- 5 For a commercial or mixed-use development in the LM-B Subdistrict, no nonresidential structure shall be located closer than 50 feet to an existing residential use, and in a mixed residential development, no dwelling shall be closer than 50 feet to a nonresidential use or mixed-use structure.
- 6 For detached single-family dwellings in LM-B, maximum building height shall be 35 feet.
- 7 Open space as defined in § 300-82.3. At least 50% of the open space shall be landscaped open space located in front of or on the side of the building on the lot (or the building closest to the street, for lots with multiple buildings). The percentage of wetlands included in the open space shall not exceed the percentage of wetlands in the entire development site.