

Town of Dennis ZONING BY-LAW

AMENDED THROUGH AND INCLUDING STM May 2, 2017

2.3.2 Intensity of Use Schedule

| | MINIMUM LOT REQUIREMENTS | | | MINIMUM YARD SETBACKS | | | MAXIMUM | |
|--------------------------------------|--|-----------------|-----------|-----------------------------|---------------|-----------------|------------------------------------|---|
| | AREA Sq.Ft. | FRONTAGE ft. | WIDTH ft. | FRONT ft. ^{1,3} | SIDE ft. | REAR ft. | TOTAL SITE COVERAGE % OF LOT | HEIGHT STORIES |
| DWELLING UNIT | | | | | | | | |
| In an R-60 District | 60,000 | 50 | 200 | 75 | 30 | 30 | 15 ⁴ | 2½ |
| In Other Districts | 40,000 | 50 | 100 | 25 | 15 | 25 | 15 ⁴ | 2½ |
| In the QNCP RP | See Section 2.3.3.12 | 100 | 200 | 75 | 50 | 60 | 15 ^{5,6} | 35 feet above natural grade ⁶ |
| DWELLING UNIT-TWO | | | | | | | | |
| In an R-60 District | 120,000 | 50 | 200 | 75 | 30 | 30 | 15 ⁴ | 2½ |
| In Other Districts | 80,000 | 50 | 150 | 50 | 25 | 25 | 15 ⁴ | 2½ |
| In the QNCP RP | See Section 2.3.3.12 | 100 | 200 | 75 | 50 | 60 | 15 ^{5,6} | 35 feet above natural grade ⁶ |
| DWELLING UNIT-MULTI | | | | | | | | |
| In an R-60 District | | | | | | | | |
| | 180,000 +60,000 s.f per unit over 3 | 100 | 200 | 75 | 50 | 50 | 25 | 2 exclusive of roof |
| In Other Districts | 120,000 +40,000 s.f. per unit over 3 | 100 | 150 | 50 | 50 | 50 | 25 | 2 exclusive of roof |
| In the QNCP RP | Not allowed | | | | | | | |
| HOTEL/MOTEL OR MOTOR COURT | | | | | | | | |
| In RR & GC Districts | 40,000 +2000 per guest room or unit | 150 | 150 | 75 | 35 | 50 | 70 | 2 exclusive of roof |
| OTHER PERMITTED PRINCIPAL STRUCTURES | | | | | | | | |
| In an LB District | 40,000 | 150 | 150 | 75 | 35 | 50 | 70 | 2 exclusive of roof |
| In an EB District | 40,000 | 200 | 200 | 100 | 50 | 50 | 40 | “ |
| In a GC-I District | 40,000 | 150 | 150 | 50 | 25 | 25 ² | 70 | “ |
| In a GC-II District | 40,000 | 150 | 150 | 50 | 25 | 25 | 70 | “ |
| In a GC-III District | 40,000 | 150 | 150 | 60 | 25 | 25 | 70 | “ |
| In the DPVC Districts A & B | See Section 8 | 100 | 100 | See Section 8 | See Section 8 | See Section 8 | NA | See Section 8 |
| In Other Districts | 40,000 | 150 | 150 | 50 | 25 | 25 ² | 70 | “ |
| In R-60 District | 60,000 | 200 | 200 | 75 | 30 | 30 | 70 | “ |
| In the QNCP RP | See Section 2.3.3.12 | 100 | 200 | 75 | 50 | 60 | 15 ^{5,6} | 35 feet above natural grade ⁶ |

Footnotes for 2.3.2:

- Any structure having frontage on more than one street (i.e. corner lot, etc.) shall be set back from all streets a distance equal to the front yard setback requirement for the district.
- Where the rear lot line of a lot in a GC-I or Industrial District abuts a residentially zoned district, the rear yard setback shall be fifty (50) feet and shall conform to the standards set forth in Section 2.2.4.
- Where a lot is abutted at its street frontage by two (2) lots, each with existing buildings, the front yard setback requirement shall be determined by computing the numerical average of the existing front yard setbacks of those two abutting lots. Where a lot is abutted at its street frontage by two (2) lots, one (1) of which has an existing building, and one (1) of which is a vacant lot, the front yard setback requirement shall be determined by computing the numerical average of the existing front yard setback on the built upon lot and the required front yard setback for the zoning district. In no case shall the setback requirement be greater than the front setback for the Zoning District.
- Building Coverage Only – the percentage of the lot area, exclusive of wetland area, covered by the area of a building or building(s), refer to §5.B for definition of building.
- Maximum total site coverage in the QNCP RP District shall be calculated by adding the square footage of the footprint of all structures, pools, patios, decks, parking, driveways (including gravel dirt or seashell) pavement, including street access drive, and “hardscape” including retaining walls and landscaping walls, but excluding walks, and dividing the total square feet thereby obtained by the total lot area in square feet.
- Except as modified in Section 4.6.6.1.3.3 relative to land in the Quivet Neck/Crowe's Pasture Scenic Vista Overlay District.