Chapter 350, Article VIII, Section 350-66 shall be amended as follows:

§ 350-66 Substandard lots of record.

[Amended 2-15-2024, effective 2-15-2024]

A. No lot area shall be so reduced that yards, total area or lot frontage shall be less than prescribed for the district in which the lot is located. No required yard or other area of one lot shall be considered as providing the minimum area or frontage required for any other lot without a replatting of both lots in such a way that both lots so replatted conform to the dimensional regulations of the district involved and approved by the Inspector prior to recording. Such lots must be in separate ownership and not be contiguous with other lots in the same ownership unless otherwise provided herein.

B. [Repealed 2-15-2024, effective 2-15-2024]

C. Notwithstanding any other provision of this chapter, if two or more contiguous lots of record are under the same ownership as of or after November 9, 1989, and one or more of such lots has an area less than 30,000 square feet, then all such lots that are less than 30,000 square feet shall be deemed merged into adjacent lots under the same ownership and the merged lots shall be considered one lot for the purpose of this chapter. This provision shall not apply to any lots that are located within a B-1 or B-2 Zoning District or to any recorded lots which were approved and accepted by the Planning Board before November 9, 1989, pursuant to Chapter 300, Subdivision of Land. This Subsection C shall be deemed to have been adopted and effective on November 9, 1989, in place and instead of the zoning amendment adopted on that day.

§ 350-13 Table of Dimensional Regulations.

[Amended 3-15-2007, effective 3-15-2007; amended 2-15-2024, effective 2-15-2024]

The Table of Dimensional Regulations is included at the end of this chapter. The provisions of this Table notwithstanding, for the purposes of calculating minimum lot and yard dimensions, area, density, maximum percent coverage and the maximum number of lots or dwelling units permitted in a conservation development in any zoning district where permitted the provisions of Article XII of this chapter shall apply.

350 Attachment 2

Town of Glocester

Table of Dimensional Regulations
[Amended 3-15-2007, effective 3-15-2007; amended 5-6-2021, effective 5-6-2021; amended 2-15-2024, effective 2-15-2024]

Districts	Minimum Setbacks					Maximum Limits		
	Lot Size Area (acres)	Lot Width[1] (feet)	Front Yard Depth[2] (feet)	Rear Yard Depth (feet)	Side Yard Width (feet)	Building Coverage	Main Structure Height (feet)	Access Structure Height (feet)
A-4 Agricultural								
Single-family dwelling	4	350	75	100	50	4%	35	25
Commercial animal or crop farm	5	350	75	100	30	4%	35	35
Two-family duplex	6	350	75	100	50	4%	35	25
Other permitted uses	5	350	75	100	50	4%	35	35
A-3 Agricultural								
Single-family dwelling	3	300	75	100	50	4%	35	25
Commercial animal or crop farm	5	350	75	100	50	4%	35	35
Two-family duplex	6	350	75	100	50	4%	35	25
Other permitted uses	4	350	75	100	50	4%	35	35
R-2 Residential Single-family	2	250	75	100	50	5%	35	25

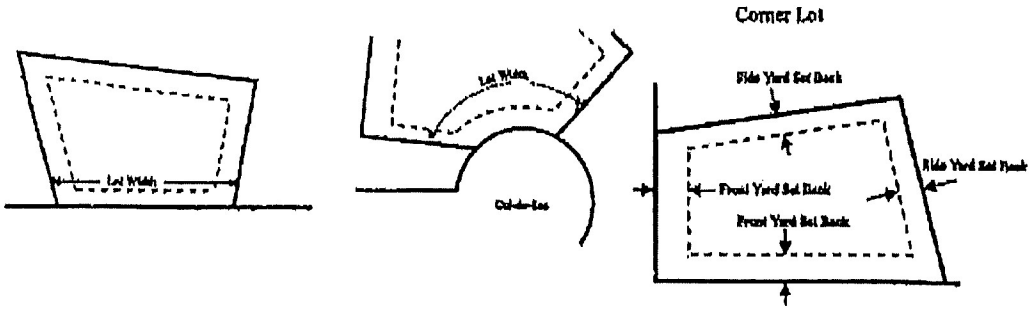
Districts	Minimum Setbacks					Maximum Limits		
	Lot Size Area (acres)	Lot Width[1] (feet)	Front Yard Depth[2] (feet)	Rear Yard Depth (feet)	Side Yard Width (feet)	Building Coverage	Main Structure Height (feet)	Access Structure Height (feet)
dwelling								
Two-family duplex	5	300	75	100	50	5%	35	25
Multifamily structure or apartment	4 acres per unit[3]	300	75	100	50	15%	40	15
Other permitted uses	3	250	75	100	50	5%	35	35
B-1 Neighborhood Commercial Any permitted uses	0.5	120	60	30	20	25%	NA	30
B-2 Highway Commercial Any permitted uses	0.5	120	60	30	20	25%	NA	30
I Industrial Any permitted uses	2	200	60	100	35	30%	NA	40

Notes:

1 Lot width may be measured at the minimum required front yard setback line. The lot width at the street line shall not be less than 90% of the required width; except in the instance of a cul-de-sac where such lot width at the street line shall not be less than 1/2 of the required lot width at the minimum setback line. In no instance shall the distance between side lot lines be less than I 00 feet.

2 Corner lots shall be required to provide the minimum front depth yard along all streets. In no case shall front yard depth be less than I 00 feet from the centerline of a road.

3 In an R-2 District, no multifamily or apartment house of more than six units shall be located or clustered on any twenty-five-acre parcel.


Corner Lot
Side Yard Set Back
Front Yard Set Back
Front Yard Set Back