

TOWN OF LYNDON MINIMUM REQUIREMENTS FOR DEVELOPMENT

(All numbers for lot size are in square feet, and setbacks are in feet.)

CLASS	MIN LOT SIZE 2-FAMILY	MIN LOT SIZE 1-FAMILY	MIN FRONTAGE	MIN FRONT SETBACK	MIN REAR SETBACK	MIN SIDE SETBACK	MIN BUFFER	MAX % BUILDING COVERAGE
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RURAL RESIDENTIAL

1	30,000	20,000	100	40	25	25	10	20
2	40,000	25,000	125	40	25	25	10	20
3	60,000	40,000	150	40	25	25	10	20

RESIDENTIAL NEIGHBORHOOD

1	25,000	20,000	100	40	25	25	10	20
2	35,000	25,000	125	40	25	25	10	20
3	40,000	35,000	125	40	25	25	10	20

VILLAGE COMMERCIAL

1	15,000	10,000	65	30	25	15	10	20
1	Commercial only: 4,000		50	0	0	0	0	100

PARK

1	8,500	8,500	65	30*	25	10	5	20
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*30 Feet **OR** in line with other residences on the street.

INDUSTRIAL

1	One Acre	150	50	25	25	10	25
2	Two Acres	200	50	25	25	10	25
3	Three Acres	250	50	25	25	10	25

TOWN OF LYNDON MINIMUM REQUIREMENTS FOR DEVELOPMENT (cont.)

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LYNDON CORNER INDUSTRIAL

2	Three Acres		400	50	75	75	75	20
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COMMERCIAL

1	30,000	20,000	100	40	25	25	10	20
2	40,000	25,000	125	40	25	25	10	20
3	60,000	40,000	150	40	25	25	10	20
ALL	All Commercial: 30,000		150	50	25	25	10	20

MAIN STREET

1	15,000	10,000	65	30	25	15	10	20
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Class 1 Only, Lot Area Per Family or Use, More Than Two

1 Story	4,000 *	15,000**	65	30	25	15	10	20
2 Story	3,000 *	15,000**	65	30	25	15	10	20
3 Story	1,500 *	15,000**	65	30	25	15	10	20

* Required lot size per family **and** each commercial use. ** Minimum lot size.

INSTITUTIONAL CONTROL

1	30,000	20,000	100	40	25	25	10	20
2x *	40,000	35,000	125	40	25	25	10	20
1	All other: 1 Acre		150	50	25	25	10	20
2x *	All other: 2 Acres		200	50	25	25	10	20

* No on-site water.