

ESSEX DISTRICT CHARACTERISTIC CHART (UPDATED 7/5/22)

District - Regulation section	District	Min Lot Area	Min Lot Width	Front Setback	Side Setback	Rear Setback	Max Building Coverage	Max Building Height
EV - 70	Essex Village	15,000 sq. ft.	60 feet	0 feet	5 feet	5 feet	25%	30 feet
VR - 60	Village Residential	60,000 sq. ft.	120 feet	30 feet	25 feet	30 feet	10%	35 feet
RU - 61	Rural Residential	80,000 sq. ft.	150 feet	40 feet	30 feet	30 feet	15%	35 feet
RUM - 62	Rural Residential - Multi Family	80,000 sq. ft.	150 feet	40 feet	30 feet	30 feet	15%	35 feet
RLC - 63	Residential Life Care	40,000 sq. ft.	150 feet	40 feet	30 feet	30 feet	10%	35 feet
AAC - 63-2	Active Adult Community	80,000 sq. ft.	150 feet	40 feet	30 feet	30 feet	7.5%	30 feet
RRR - 64	River Road Residential	130,000 sq. ft.	150 feet	40 feet	30 feet	30 feet	10%	35 feet
WF - 71	Waterfront	30,000 sq. ft.	100 feet	40 feet	20 feet	30 feet	25%	35 feet
C - 80	Commercial	30,000 sq. ft.	150 feet	30 feet	15 feet	30 feet	15%	35 feet
HGD - 81	Heritage Gateway	n/a	n/a	30 feet	30 feet	30 feet	20%	35 feet
B - 82	Business	30,000 sq. ft.	150 feet	50 feet	15 feet	30 feet	15%	30 feet
LI - 90	Limited Industrial	80,000 sq. ft.	200 feet	75 feet	25 feet	50 feet	25%	35 feet
MI - 91	Municipal Industrial	80,000 sq. ft.	200 feet	30 feet	25 feet	50 feet	25%	35 feet
DMI - 92	Design Municipal Industrial	80,000 sq. ft.	200 feet	75 feet	25 feet	50 feet	25%	35 feet
All Residential	Single Family Cluster	50% of district requirement	125 feet	25 feet	15 feet	30 feet	25%	30 feet
Accessory Buildings, per section 40I.2				District based	5 feet*	5 feet*		15 feet
Swimming Pools (from coping), per section 40Q				20 feet	20 feet	20 feet		
Patios, per section 40N				10 feet	10 feet	10 feet		
Private/common driveway, private roadway					5 feet	5 feet		
REAR LOTS - All lot lines of a rear lot shall be considered side lot lines								
* Only if under 200 Sq FT								