

## ESSEX ZONING CHART

Zoning District:	Min. Lot Area	Min Lot Width	Min. Lot area/ dwelling unit	Front setback	Side setback	Rear Setback	Max. Bld. coverage	Max. Bld. Height*
EV - Essex Village	15,000 sq. ft.	60 ft.		0	5 ft.	5 ft.	25%	30 feet
VR - Village Residence	60,000 sq. ft.	120 ft.	60,000 sq. ft.	30 feet	25 feet	30 feet	7.5%	30 feet
RU - Rural Residence	80,000 sq. ft.	150 ft.	80,000 sq. ft.	40 feet	30 feet	30 feet	7.5%	30 feet
RM - Multi-Family Rural**	80,000 sq. ft.	150 ft.	80,000 sq. ft.	40 feet	30 feet	30 feet	7.5%	30 feet
Multiple Dwelling** - See Sec. 131	40,-60,000 sq. ft.			50 feet	50 feet	50 feet	10%	30 feet
RLC - Residential Life Care (1)	40,000 sq. ft.	150 ft.	40,000 sq. ft.	40 feet	30 feet	30 feet	10%	30 feet
Res. Life Care Land (2)	90 acres		17,000 sq. ft.	50 feet	50 feet	50 feet	15%	35 feet
RRR - River Road Residential	130,000 sq. ft.	150 ft.	130,000 sq. ft.	40 feet	30 feet	30 feet	10%	30 feet
WF - Waterfront Business	30,000 sq. ft.	100 ft.	30,000 sq. ft.	40 feet	20 feet	30 feet	25%	30 feet
C - Commercial	30,000 sq. ft.	150 ft.	30,000 sq. ft.	30 feet	15 feet	30 feet	15%	30 feet
LI - Limited Industrial	80,000 sq. ft.	200 ft.		75 feet	25 feet	50 feet	25%	35 feet
MI - Municipal & Ind. Service	80,000 sq. ft.	200 ft.		30 feet	25 feet	50 feet	25%	35 feet
DMID - Design Municipal/Ind.**								
Accessory Buildings; See Sec. 40I.2 & 101.D.1								
Driveways/parking				6 feet	5 feet			

\*HEIGHT IS MEASURED DIFFERENTLY IN THE GATEWAY CONSERVATION DISTRICT – See Section 40J. EXCEPTION.

\*\*Other regulations/restrictions apply – see specific section in the Zoning Regulations

### SPECIAL REGULATIONS

**Inland Wetlands:** Regulated area 100 feet from wetland and watercourse/water body.

**Gateway Conservation District:** No buildings or other improvement shall be located within **50 feet** of the mean high water line of the Connecticut River or easterly of the Falls River (downstream of River Road)

**SEE ALSO REGULATIONS FOR** Heritage Gateway District (Sec. 81), Conservation District (Sec. 100), Coastal Management District, Flood Plain (Sec. 103), and/or Water Resource District (Sec. 104)