

Village of Weston - District Regulations
Sec. 94.174. Zoning district numerical regulations.

Revised March 19, 2012
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Section	Map Symbol	District Name	Lot Size		Density			Green Space			Setback f and g		Setback Street Yard	Building Location Side Yard (g)			Rear Yard (g)		Height (feet)		F.A.R. floor area to land area ratio Maximum Permitted	Floor Area		
			Minimum Total Lot Area in Square Feet	Minimum Width In Feet	Minimum Land Area Per Dwelling in Square Feet or by Bedrooms One Two Three	Minimum Area Per Building in Square Feet or by Bedrooms	Minimum Street Yard, Feet	Minimum Corner Yard Feet	Minimum Parking Lot (n) Feet	Principal Bldg. Side	Principal Bldg. Other Side	Parking and Accessory(h) Building		Minimum in Feet Principal Building	Minimum in Feet Accessory Building	Maximum Permitted Principal Building	Maximum Permitted Accessory Structure	One Bedroom	Two Bedrooms	Three Bedrooms				
																						Minimum Required Floor Area in Square Feet Per Building(j) or by Bedrooms (k)	One Bedroom	Two Bedrooms
Basic Holding District																								
94.175	AG	Agriculture	870,000 (nominal 20 acres)	600	870,000		700,000	50	50				20	20	15	40	20	30	20; Farm 85	5%	1,000	1,100	1,200	
94.176	RR -10	Rural Residential, 10 acres	435,000 (nominal 10 acres)	300	435,000		350,000	50	50				20	20	15	40	20	30	20; Farm 85	10%	1,000	1,100	1,200	
94.176.1	RR	Rural Residential	120,000	200	120,000		90,000	50	50				20	20	15	40	20	30	20; Farm 85	10%	1,000	1,100	1,200	
Basic Development and Conservation Districts																								
94.177	S/R	Suburban/residence	40,000	150	40,000		28,000	50	50				20	15	8	40	8	30	20; Farm 50	20%	1,000	1,200	1,400	
94.178	R-E	Residential estate	25,000	120	25,000		14,000	40	40				20	15	8	40	8	30	20	25%	1,000	1,200	1,400	
94.179	R-1	Residential single-family	15,000	100	15,000		10,000	30	30				12	8	8	25	8	30	20	25%	1,000	1,100	1,200	
94.180	R-2	Residential single-family	10,000	80	10,000		5,000	30	25				12	8	8	25	8	30	20	25%	800	900	1,000	
94.181	RTF	Residential two-family	15,000	100	7,500		4,000	30	30				12	12/0-d	8	25	8	30	20	25%	700	800	950	
94.182	R-3	Residential multiple-family, garden apartments	15,000	100	3,200 3,600 4,000	One Bedroom	1,500 1,750 2,000	30	30				25^	15/0-d	8^	40	10	30	20	40%	650	700	900	
94.183	R-4	Residential multiple family, apartments	20,000 if 1:1 undg. parking:	120	(2,500 3,000 3,300) (2,000 2,500 2,700)	(1,000 1,250 1,250) (750 750 750)	30	30				25^	15/0-d 1 or 2 Fam. use RTF	8^	40	10	30	20	60%	500	700	850		
94.184	R-5	Residential manufactured/mobile home park	6,000	50	6,000		3,500	25	25				25	10	10	20	8	15	20	20%	540	650	850	
94.185	B-1	Neighborhood convenience retail and service	a	a	3,000		1,000	30	30	15			25/0-d	10/0-d	10	40/0-d	10	30	20	35%	500	700	850	
94.186	B-2	Community retail and service	a	a	3,000		1,000	30	30	15			30/0-d	15/0-d	10	40/0-d	10	40	20	40%	500	700	850	
94.187	B-3	General commercial	a	a	3,000		1,000	30	30	15			30/0-d	15/0-d	10	40/0-d, m	10	40	20	40%	500	700	850	
94.188	B-4	Office	a	a	3,000		1,000	30	30	15			30/0-d	15/0-d	10	40/0-d	10	30	20	35%	500	700	850	
94.189	B-P	Business Park	a	a	3,000		1,000	30	30	15			30/0-d	15/0-d	10	40/0-d	10	40	20-a	40%	500	700	850	
94.190	LMD	Light manufacturing and distribution	a	a	3,000		1,000	40	40	15			40/0-d	25/0-d	10	50/0-d	15	40	20	35%	500	700	850	
94.190.1	M-1	Manufacturing and warehousing	a	a	3,000		1,000	50	50	25			50/0-d	25/0-d	10	20/0-d	20	60	60	50%	500	700	850	
94.191	WPD	Wetland protection district	-	-	-		-	-	-	-			-	-	-	-	-	20	-	-	-	-		
94.192	PUL	Public or utility lands	a	a	a		1,000	30-f	30-f				40	25	30	50	20	a	20	35%	500	700	850	
94.192.1	TND	Traditional Neighborhood Development	See district for regulations.																					
Overlay Districts																								
94.193	OCR	Commercial recreation overlay	b	b	b		b	c	c				c	c	c	c	c	b	b	a&c	b	b	b	
94.194	OIP	Institutional and public service overlay	c	b	b		b	c	c				c	c	c	c	c	a	b	a&c	b	b	b	
94.195	OPD	Planned development project overlay	See Section 94.147 for most requirements.		See Section 94.147 for most requirements.													c	c	c	c	c	c	
94.196	OAH	Airport height overlay	b	b	b		b	b	b				b	b	b	b	b	(See district regulations)		c	b	b	b	
94.197	OWC	Woodlands conservation overlay	b	b	c		c	c	c				c	c	c	c	c	b	b	a&c	b	b	b	
94.198	OWP	Wellhead protection overlay	b	b	b		b	b	b				b	b	b	b	b	b	b	b	b	b	b	
94.199	OME	Mineral extraction overlay	See district for all regulations.		See district for all regulations.													(See district regulations)		b	b	b	b	
94.200	OFP	Floodplain overlay	a&c	a&c	a&c		b	b	b				b	b	b	a&c	a&c	b	b	a&c	c	c	c	
94.223	OCS	County shoreland jurisdiction	a&b	a&b	a&c		a&b	a&b	a&b				a&b	a&b	a&b	a&c	a&c	b	b	a&c	c	c	c	
et seq. For further information consult section:			94.126(c)1-4		94.126(d)		94.126(e)		94.125(b)				94.125(c)			94.125(c)		94.125		94.127(b)(2)	94.127(b)			

Footnotes:

- * - See section 94.175(B)2
- d- If common wall construction approved, see Section 94.134 et seq.
- e- Farm building yards must at least equal building height, see section 94.128(e)
- f- Greater setback required in some cases, see section 94.125(b)(2), (5)
- g- First two feet of eave overhang exempted, section 94.125(b)(3)(c)
- h- Minimum parking lot landscaping area, see section 94.153(a)(4)
- j- If no basement of at least 200 square feet/unit add 100 square feet/DU
- k- May substitute for 400 square feet, an attached garage of at least 400 square feet, if 1, 100 square feet or more required
- m - 20 feet if abutting lot with B-1, B-2, B-3, B-4, or M-1 Zoning
- n - See Sec. 94.135(e)