

ZONE STANDARDS – RESIDENTIAL: SF1

3. **Rear:** The minimum Rear Yard Setback is twenty-five feet (25'), subject to the following exceptions:
- a. Corner Lot Rule. On Corner Lots there is no Rear Yard.
 - b. Projection. Skylights, sills, cornices, chimneys, flues, eaves and ornamental features, may project into the Rear Yard up to two and one-half feet (2½').
 - c. Stairs and Balconies. Outside stairways and balconies may project into the Rear Yard up to three feet (3').
- B. BUILD-TO-LINE:** The Front Yard Setback is the Build-to-Line. At least fifty percent (50%) of the Front Elevation must be built within three feet (3') of the Build-to-Line. This provision does not apply to the development of cul-de-sac Lots.
- C. HEIGHT:** The maximum Height for a Structure in the zone is twenty-eight feet (28') to the mid point for a sloping roof and twenty-five feet (25') to the cornice for flat roofs.
- D. STORIES:** All Buildings must be from one (1) to two and one half (2½) stories.
- E. ACCESS:** Each Lot shall provide access to a designated Town road.
- F. UTILITIES:** Each Dwelling must be serviced by a public water and septic system.
- H. LIGHTING STANDARDS:** All exterior lights shall be shielded or down directed as to minimize light trespass onto neighboring residential structures.

Table 12-7-1.4 Minimum Lot and Development Standards

		Area	Width	Depth	Frontage	Setbacks	Build-to Line	Height
LOT	Standard					Front: 30', 25' if 50% of Front Yards ≤ 30' Side: 15' (40' Accessory Structure w/live animals) Rear: 25' (40' Accessory Structure w/live animals) Accessory Structure: 5' Rear & Side Yard	3 0' ≥ 50% of Front Elevation must be ≤ 3' from Build-to-Line.	28' to mid point 25' to cornice
	Exceptions	No	No	80' if Width ≥ 82'	45' on cul-de-sac	Projections: ≤ 2½' Front: 20' paved drive, + add'l 10' behind sidewalk 5' paved walk, porch ≤ 8'. Side/Rear: Stairs and Balconies ≤ 3'; Corner Lot: 2 Front, 2 Side, 0 Rear	N/A for Cul-de-sac lot	No

12-7-1.5 NEIGHBORHOOD COMPATIBILITY: Any New Development or exterior remodel within Wales shall be architecturally Compatible with respect to the Height, mass and exterior materials of homes along the block in which the proposed construction is situated, and shall respect the existing proximity to the street of all Structures proposed on Frontage Lots.

12-7-1.6 FENCES, HEDGES, AND WALLS. The following standards apply to New Development of fences, hedges and walls:

- A. REQUIRED SETBACKS:** A fence, hedge, wall, column, pier, post, or any similar Structure or any combination of such Structures is permitted in the required Setback if it meets the following conditions:
1. All property lines are located in order to determine that no fence, hedge, or wall extends beyond or across a property line. A fence, hedge, or wall may cross a property line if an agreement with the abutting property owner is obtained;
 2. No fence, hedge, or wall is placed nearer than six inches (6") to any public sidewalk;