

Zoning Schedule
Town of Hartland

District	Use	Area	Lot Size Minimum Width (feet)	Front (feet, edge of road)	Yards Principal Building			Yards Accessory Building			Maximum Building Height			Maximum Coverage of Building Area Principal (percentage of lot)
					Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Principal (feet)	Accessory (feet)		
A	Farms	10 acres	300	80	10	50	10	15	15	None	n/a	n/a	n/a	
	Single-family Mobile homes (3)	1 acre 25 acres (park) 7,000 sq. ft. per lot	200	60	20	70	10	15	15	35	12	25	25	
	Single-family Cluster residential SF(A)(3)	20,000 sq. ft.	100	60	15	50	10	15	15	35	12	25	25	
R-1	SF(B)	10,000 sq. ft.	60	40	10	40	10	10	10	35	12	30	30	
	Duplex housing [Added 6-26-1986]	40,000	100	200	15	50	10	15	15	35	12	25	25	
	Public and semipublic Schools, public and private	3 acres 10 acres	200 300	60 60	10 10	50 50	50 50	50 50	50 50	35 35	n/a n/a	40 40	40	
	Single-family Cluster residential SF(A)(3)	20,000 sq. ft.	100	60	15	50	10	15	15	35	12	25	25	
	SF(B)	9,000 sq. ft.	80	35	8	35	8	8	10	35	12	25	25	
R-2	Two-family	30,000 sq. ft.	150	60	10	50	10	15	15	35	12	30	30	
	Single-family Cluster residential (3)	15,000 sq. ft. 13,000 sq. ft.	80 70	60 60	10 10	50 50	10 10	15 15	15 15	35 35	12 12	25 25	25	
	Two-family Multiple-family Business	20,000 sq. ft. 5,000 sq. ft. 5,000 sq. ft.	100 150 60	60 60 --	10 20 10(1)	50 50 40(1)	10 10 None	15 15 None	15 15 40(1)	35 35 35	12 12 12	25 25 25	25	
B	Industrial	3 acres	200	70	30(2)	60(2)	All buildings	n/a	n/a	35	n/a	20	25	

NOTES:
SF(A) Public sewer not available.
SF(B) Public sewer available.
(1) No business use, including parking and accessways, shall occupy lands within fifty (50) feet of any R District. In Business B District with frontage at or on two (2) or more highways, the minimum setback shall be thirty (30) feet.
(2) No business use, including parking and accessways, shall occupy lands within one hundred (100) feet of any R District.
(3) By special permit.