

ZONING

118 Attachment 4

Town of Kirkland

Schedule B¹

Subdivision Type	Subdivision Size	Minimum Density	Minimum Subdivision Acreage (acres)	Minimum Frontage (feet)		Maximum Coverage (percent)	Maximum Height		Front (feet)		Minimum Yard Setbacks Side		
				Existing Road	Interior Road		(stories)	(feet)	Existing Road	Interior Road	1	Total (feet)	Rear
Minor	2 to 4 lots	1 unit per acre	2	150	100	25	2.5	35	40	25	10	25	50
Major	5 or more lots	1 unit per 2 acres	10	200	100	25	2.5	35	40	25	20	50	75

NOTES:

¹This table reflects dimensions for standard uses. For cluster subdivision, waivers/incentives under the subdivision regulations or planned development districts, this table will be used as a guide, and the Planning Board may decrease the lot area, width and/or yard dimensions and/or increase the density by no more than 25% based upon the particular impacts of the project and relationships to other uses, making the findings required for the applicable sections of the Code. Only through a variance procedure may these dimensions otherwise be reduced.