

# TOWN OF SMITHFIELD MINIMUM LOT SIZE ORDINANCE

ADOPTED: March 11, 1981

AMENDMENTS: November 3, 1981, March 9, 1996, March 8, 2008,  
March 13, 2010, March 12, 2016

## 1. Minimum Lot Standards

Unless otherwise permitted by this Ordinance, all lots must meet the minimum standards required below. If more than one dwelling unit or other principal structure or use, or combination thereof, is constructed or established on a single lot, all dimensional requirements for land area and frontage shall be met for each additional dwelling unit, principal structure or use.

### A. Minimum lot size of 80,000 square feet

- (1) Within a Cluster Development (as defined by the Town of Smithfield Subdivision Ordinance), the minimum lot size may be reduced no less than 40,000 square feet for detached single-family residences and duplexes. Multi-family structures (three or more dwelling units per structure) may be placed on lots containing a minimum of 20,000 square feet per unit. An overall density of no less than 80,000 square feet for each dwelling unit, exclusive of land for rights-of-way for streets and utilities, shall be maintained, with the balance of the land dedicated as common open space to be preserved and maintained for aesthetic value, recreational use, or conservation purposes.
- (2) The minimum size of a lot within a mobile home park shall be as provided by state law and the provisions of Section 12 of the Town of Smithfield Mobile Home Park Ordinance.

### B. Minimum road frontage of 200 feet

- (1) Within a Cluster Development (as defined by the Town of Smithfield Subdivision Ordinance), the minimum required road frontage shall be 150 feet on state roads or town ways, or 100 feet on private roads.
- (2) Within a mobile home park, minimum required frontage may be reduced to 100 feet (for lots with subsurface waste disposal systems) or 75 feet (for lots served by a central subsurface waste disposal system) on those roads owned and maintained by the mobile home park.
- (3) Where frontage on a road cannot be provided, a right-of-way shall be provided to the lot, and at least one lot line adjacent (the whole length) to the right-of-way shall measure no less than 200 feet. The right-of-way shall measure at least forty (40) feet in width and contain a graveled or paved driveway of sufficient width and construction to support emergency vehicles.

## 2. Grandfather Clause

A single lot of record at the effective date of adoption of this Ordinance may be built upon even though it does not meet the area and dimensional requirements stated above.

**3. Multiple lots of Record**

If two or more contiguous lots or parcels are in single or joint ownership of record at the time of or since adoption or amendment of this Ordinance, if any of these lots do not individually meet the dimensional requirements of this Ordinance or subsequent amendments, and if one or more of the lots are vacant or contain no principal structures, the lots shall be combined to the extent necessary to meet the dimensional requirements.

**4. Lot of Record**

Lots of record is defined as a parcel of land, a legal description of which, or the dimensions of which, are recorded on a document of maps on file with the County Registry of Deeds.

**5. Amendments**

This Ordinance may be amended by a majority vote of the governing body. The Planning Board shall hold a public hearing on the proposed amendment at least 30 days prior to the meeting, and a notice of the hearing shall be posted at least 10 days in advance in a newspaper of general circulation in the area.

**6. Appeals, Variances, and Enforcement**

Appeals, variances, and enforcement shall be carried out in accordance with the provisions of the Shoreland Zoning Ordinance for the Town of Smithfield which is hereby incorporated by Reference; Section 16, paragraphs G & H.

**7. Repeal**

The previous minimum lot size ordinance amended March 13, 2010 is hereby repealed.