

TOWN OF ANDOVER

11.2 Space Requirements

District	Minimum Requirements						Max Requirements			
	Lot Area Sq.Ft.	Lot Width Feet	Front Yard Feet	Side Yard Feet	Total Side Yd.Ft.	Rear Yard Feet	Floor Area Sq.Ft.	Lot Cov %	Bldg. Height Ft./Sty	Dwg. Units
Residential 80	80,000	200	100	25	75	50	****	10	35/2	1
Residential 40	40,000	200	75	20	50	50	****	12	35/2	1
Andover Lake (Seasonal)	30,000	100	60	15	40	75	****	10	25/2	1
Andover Lake (Year Round)	40,000	200	60	20	50	75	****	12	25/2	1
Business	20,000	100	45	10	20	35	1000	25	35/2	
Business Adjacent To Residential	20,000	100	45	50	100	50	1000	25	35/2	
Industrial	40,000	200	100	35	75	35	1000	20	35/2	
Industrial Adjacent To Residential	40,000	200	100	50	100	50	1000	20	35	

\*Fifty (50) feet where property does not abut the Lake

\*\*See Section 11.0 and 11.1

\*\*\*See Section 11.3, Reductions in setbacks and consolidations of lots

\*\*\*\*Please refer to Section 24.3, Definitions of Building, Setback Line for exception along Route 6 Business and Industrial Zones where the setback line is measured from the edge of the pavement.”

In no event shall the Front Yard be less than 45 feet from the edge of the pavement along which Lot Width is measured.

Section 11.2 was revised 10/17/88, effective 11/12/88.

Section 11.2 was revised 12/15/08, effective 01/15/09.

**REAR LOTS REQUIRE 150% OF SETBACK REQUIREMENTS, SEE SECTION 4.9 OF ZONING REGULATIONS FOR ACREAGE REQUIREMENTS**