



Town of Foster

Est. 1781

181 Howard Hill Road • Foster, RI 02825

Phone: (401)39-9200 • Fax: (401)702-5010

DIMENSIONAL REGULATIONS

AR- Agricultural/Residential District

	Single-Family Residence Structure	Detached garages & Sheds	Barn with Animals
Minimum Lot Size	200,000 sq. ft.	200,000 sq. ft.	200,000 sq. ft.
Minimum Lot Frontage	300 ft.	300 ft.	300 ft.
Minimum Lot Width	300 ft.	300 ft.	300 ft.
Minimum Front Yard Depth	35 ft.	50 ft.	50 ft.
Minimum Side Yard Depth	50 ft.	50 ft.	100 ft.
Minimum Rear Yard Depth	100 ft.	100 ft.	100 ft.
Maximum Building Coverage	3%	3%	3%
Maximum Building Height	35 ft.	35 ft.	35 ft.

NC - Neighborhood Commercial District

	Single-Family Residence Structure	Other Permitted Use
Minimum Lot Size	200,000 sq. ft.	-----
Minimum Lot Frontage	300 ft.	300 ft.
Minimum Lot Width	300 ft.	225 ft.
Minimum Front Yard Depth	35 ft.	80 ft.
Minimum Side Yard Depth	50 ft.	100 ft.
Minimum Rear Yard Depth	100 ft.	80 ft.
Maximum Building Coverage	3%	whichever is less
Maximum Building Height	35 ft.	35 ft.
Minimum Distance of Structure from a Residence District Boundary	-----	50 ft.
Minimum Buffer Strip*	-----	30 ft.

* No parking signs (temporary or permanent, fixed or moveable) or structures (other than mailboxes) are permitted within 30ft. Of the highway right-of-way.



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HC - Highway Commercial District

	Single-Family Residence Structure	Any Permitted Use
Minimum Front Yard Depth	100 ft.	80 ft.
Minimum Lot Frontage	300 ft.	300 ft.
Minimum Lot Width	300 ft.	300 ft.
Minimum Side Yard Depth	50 ft.	100 ft.
Minimum Rear Yard Depth	40 ft.	80 ft.
Maximum Building Height	35 ft.	35 ft.
Minimum Buffer Strip*	30 ft.	30 ft.
Minimum Distance of Structure from a Residence District Boundary	50 ft.	50 ft.
Maximum Building Coverage	40%	25% or 6,000 sf whichever is less

* No parking signs (temporary or permanent, fixed or moveable) or structures (other than mailboxes) are permitted within 30ft. Of the highway right-of-way line.

MI - Manufacturing Industrial District

	Any Permitted Use
Minimum Front Yard Depth	100 ft.
Minimum Side Yard Depth	25 ft.
Minimum Rear Yard Depth	25 ft.
Minimum Distance of Structure from a Residence District Boundary	100 ft.
Maximum Building Coverage	25% or 50,000 sf whichever is less
Maximum Building Height	35 ft.



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DIMENSIONAL REGULATIONS

R-SC - Residential - Senior Citizens District

Only Permitted Use

Minimum Lot Area per Development(2)	400,000 sq. ft.	(whichever is greater)
Minimum Lot Area per Living Unit	40,000 sq. ft.	
Minimum Lot Width	500 ft.	
Minimum Front Yard Depth	100 ft.	
Minimum Rear Yard Depth	100 ft.	
Maximum Building Coverage	3% of net area	
Maximum Building Height	2 stories or 20 ft.	

(1) Refer to Article VI, Section 13 for other requirements.

(2) Specified lot area excludes ponds, streams and other wetland areas.

M - Municipal District*

Any Permitted Use

Minimum Front Yard Depth	35 ft.
Minimum Side Yard Depth	50 ft.
Minimum Rear Yard Depth	50 ft.
Maximum Building Height	40 ft.

* The dimensional regulations of this section do not apply to fire and police stations.

FC - FARMLAND/CONSERVATION OVERLAY DISTRICT

RESERVED

Additional Dimensional Regulations, Any Permitted Use - Any existing use listed in Sections 1 and 2 of this Article which is located in a NC, HC or MD District shall conform to the dimensional regulations of the AR District. Any use listed in Sections 1 and 2 of this Article requiring a special used permit in the Ar District shall conform to at least the dimensional regulations for "Other Permitted Use" of the AR District, and to such further dimensional requirements as may be imposed for that use in this Article by the Zoning Board of Review in granting the special use permit.



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DIMENSIONAL REGULATIONS

Sewerage System Setbacks

	Septic Tanks with Cesspool or Leach Field Seepage pit	
Minimum Feet from a Dug or Drilled Well	100 ft.	150 ft.
Minimum Feet to Property Line	100 ft.	150 ft.
Minimum Feet to Property Line Bordering a Public Road	60 ft.	110 ft.
Minimum Feet from a Pond, Stream, Spring or Brook	200 ft.	200 ft.

NOTE: The above dimensional regulation table is for informational purposes only. Please verify all setbacks with the Town of Foster's Zoning Ordinance