



**ZONING**  
**REQUIREMENTS**  
**for**  
**NEW HOME**  
**in**  
**TOWN OF GRAFTON**

Know your Parcel's Zoning – Then check below

**A-1 Zoning District:**

(D) Parcel Area and Width.

Parcel shall have a minimum area of 35 acres and shall not be less than 660 feet in width at the building setback line.

(E) Building Height and Area.

(1) No farm buildings or parts of farm buildings shall exceed 42 feet in height.

(2) No farm dwelling or part of a farm dwelling shall exceed 42 feet in height.

(3) The total minimum floor area of a farm dwelling or other residential dwelling shall be 1,250 square feet with a minimum first floor area of 800 square feet.

**A-2 Zoning District:**

(D) Parcel Area and Width.

Parcel shall have a minimum area of ten (10) acres and shall be not less than 350 feet in width at the building setback line.

(E) Building Height and Area.

(1) No farm building or farm related building shall exceed 42 feet in height.

(2) No farm dwelling or other residential dwelling shall exceed 42 feet in height.

(3) The total minimum floor area of a farm dwelling or other residential dwelling shall be 2,000 square feet with a minimum first floor area of 1,200 square feet.

**R-1 zoning district: 5 acres**

(E) Building Height and Area.

(1) No primary building or parts of a primary building shall exceed 42 feet in height.

(2) The total minimum floor area of a two-story dwelling shall be 3,000 square feet with a minimum first floor area of 1,500 square feet. The total minimum floor area for a single-story dwelling shall be 2,500 square feet.

And

The primary residence must have a minimum two-car attached or detached garage prior to the issuance of an occupancy permit.

**R-2 zoning district: 3 acres**

(E) Building Height and Area.

(1) No primary building or parts of a primary building shall exceed 42 feet in height.

(2) The total minimum floor area of a two-story dwelling shall be 2,000 square feet with a minimum first floor area of 1,250 square feet. The total minimum floor area for a single-story dwelling shall be 1,750 square feet

And

The primary residence must have a minimum two-car attached or detached garage prior to the issuance of an occupancy permit.

### R-3 Zoning District: 1 acre

(E) Building Height and Area.

(1) No primary building or parts of a primary building shall exceed 42 feet in height.

) The total minimum floor area of a two-story dwelling shall be 1,650 square feet with a minimum first floor area of 1,000 square feet. The total minimum floor area for a single-story dwelling shall be 1,250 square feet.

And

The primary residence must have a minimum two-car attached or detached garage prior to the issuance of an occupancy permit.

### R-Tr Transitional Residential District:

(D) Lot Area and Width.

Lots shall have a minimum area of two (2) acres, and new lots created by a Certified Survey Map (CSM) shall have a minimum area of two (2) acres. New lots created by a Town Plat / State Subdivision Plat may have a minimum area of one (1) acre, but the overall density of the development shall be a minimum of two (2) acres. Lots shall not be less than 130 feet in width at the building setback line. Corner lots shall provide a minimum lot width of not less than 140 feet at the building setback line.

(E) Building Height and Area.

(1) No primary building or parts of a primary building shall exceed 42 feet in height.

(2) The total minimum floor area of a two-story dwelling shall be 2,000 square feet with a minimum first floor area of 1,250 square feet. The total minimum floor area for a single-story dwelling shall be 1,750 square feet.