

ZONING

227 Attachment 6

AREA AND BULK SCHEDULE

[Amended 7-11-1988 by L.L. No. 6-1988; 7-14-1997 by L.L. No. 3-1997; 9-12-2005 by L.L. No. 11-2005]

District	Minimum Lot Size		Minimum Yard Dimension Each			Maximum Lot Coverage (percentage)	Maximum Building Heights	
	Area (square feet)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)		Stories	Feet
R-A	2 acres	200	50	50	50	10	2½	35
R-1	10,000	80	25	12	25	20	2½	35
R-1A	30,000	100	25	15	30	20	2 ½	35
R-2 <sup>5</sup>	6,000	60	25	12	25	30	2½	35
R-3 and R/O <sup>3</sup>	10,000*	100	25	25	25	35	3 <sup>4</sup>	40 <sup>4</sup>
B-1	5,000	50	<sup>1</sup>	<sup>2</sup>	<sup>2</sup>	100	3 <sup>3</sup>	40 <sup>4</sup>
B-2 and B-3	5,000	50	25	<sup>2</sup>	<sup>2</sup>	40	2½	35
I-1	5,000	50	25	<sup>2</sup>	<sup>2</sup>	50	2½	35
I-2	15,000	100	25	25	25	35	4	50

NOTES:

- <sup>1</sup> No front yard required.
- <sup>2</sup> Not required, but if provided must be at least 12 feet.
- <sup>3</sup> One- and two-family homes shall comply with regulations for the R-2 District.
- <sup>4</sup> Buildings up to a height of 8 stories or 80 feet may be permitted, subject to issuance of a special permit by the Planning Board, upon a finding that such additional height will not cast excessive shadow on adjacent properties or adversely affect the visual character of the surrounding area. [Amended 7-11-1988 by L.L. No. 6-1988]
- <sup>5</sup> Two-family homes shall have a minimum lot area of 8,000 square feet and a minimum width of 80 feet. [Added 7-14-1997 by L.L. No. 3-1997]
- \* 2,500 square feet per dwelling unit with one bedroom and 3,000 square feet per dwelling unit with two or more bedrooms.