

ZONING

225 Attachment 3

Town of Elsmere

Table I

Schedule of Lot, Yard and Building Regulations (Net Areas)
[Amended 12-11-1975 by Ord. No. 122; 4-14-1983 by Ord. No. 182]

Zone	Primary Use	Area (square feet) ¹	Width (feet) ¹	Side Shared With Another Use (feet) ¹	Total Both Side Yards (feet) ¹	Front (feet) ¹	Rear (feet) ¹	Maximum Lot Coverage (percent) ²	Maximum Height (feet) ²
R-1	One-family dwelling								
	Interior lot	5,000	50	5	10	20	30	30	35
	Corner lot	6,000	60	5	20	20	30	30	35
R-2	One- or two-family dwelling								
	Interior lot	5,000	50	5	10	20	30	30	35
	Corner lot	6,000	60	5	20	20	30	30	35
	Townhouse								
	Interior lot	1,600	16	0	0	20	20	30	35
	Corner lot	3,000	31	0	15	20	20	30	35
R-GA	Townhouse								
	Interior lot	2,000	20	0	0	20	20	60	35
	Corner lot	3,500	35	0	15	20	20	35	35
	Garden apartment dwellings	130,680	200	50	100	20	50	20	35
CC	Retail and business								
	Interior lot	2,500	16	0	0	20	20	75	35
	Corner lot	5,400	36	0	20	20	20	15	35
HD	Highway development	43,560	150	20	50	20	20	20	35
GI	General industry	87,120	300	—	—	20	20	85	35
PUD	One-family dwelling	5,000	50	20	10	25	30	30	35
	Townhouse	2,000	20	20	0	20	20	60	35
	Garden apartment dwellings	—	200	50	100	20	50	40	35

NOTES:

¹ Minimum requirements.

² Maximum requirements.