

ZONING

360 Attachment 1

Village of Westville

Zoning Charts

Schedule A

Area and Bulk Regulations; Signs; Parking and Loading Requirements

(See § 360-10.)

Zone District	Minimum Lot Size				Minimum Yard Dimensions					
	B	C	D	E	F	G	H		I	J
	Maximum Number of Dwelling Units	Area (square feet)	Width at Building Line (linear feet)	Mean Depth (linear feet)	Depth of Front Yard (linear feet)	Depth of Side Yard Abutting Street (linear feet)	Depth of Side Yard Abutting Lot (linear feet)		Minimum Distance to Nearest Principal Building on Adjacent Lot (feet)	Depth of Rear Yard (linear feet)
Total for Both							Minimum for Either			
SR-1 Single-Family	1 per 9,900 square feet of lot area	9,000	90	110	25	25	25	10	20	20
SR-2 Single-Family	1 per 6,000 square feet of lot area	6,000	50	120	15	15	15	5	10	20
B-1 Community Business	Column V Item (3)				50	50	50	20	20	20
B-2 General Business	Column V Item (4)						None required, but if provided or when abutting an SR District, a side yard of 12 feet is required			

WESTVILLE CODE

Zone District	K	L	M	N	Accessory Buildings and Uses if Detached Minimum Distance to:				
					O	P	Q	R	S
	Maximum Coverage (percentage of lot)	Floor Area Ratio	Maximum Height of Principal Building (linear feet)	Maximum Height of Accessory Buildings in Linear Feet	Principal Building (linear feet)	Front Lot Line (linear feet)	Side Lot Line Adjacent to Street (linear feet)	Other Side Lot Line (linear feet)	Rear Lot Line (linear feet)
SR-1 Single-Family	36%		35	20	10	70	25	5	5
SR-2 Single-Family	36%		35	20	10	65 (1)	15	5	5
B-1 Community Business	75%	1:1	35	20	12	12 (1)	12	5	5
B-2 General Business	100%	2:1	35	20					

Notes:  
 (1) In any instance where the existing lot dimensions are insufficient to allow the reasonable application of the minimum accessory building setbacks as they are described in Column P of this schedule and as they pertain to SR-1 and SR-2 Districts, the Zoning Board of Appeals may grant a variance with the minimum stipulation that the proposed accessory building shall be at least equal distance from the front lot line as the principal structure.

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T	U		V
	Minimum Off-Street Parking Space		Other Provisions and Requirements
Permitted Signs	For	One Space for Each	
Real estate sale, yard sale and political signs (See § 360-19.)	One-family dwellings Churches and auditoriums Libraries and museums Municipal buildings Elementary and junior high schools Senior high schools	Dwelling unit 4 seats 500 square feet of total floor area 300 square feet of floor area 500 square feet of classroom area 200 square feet of classroom area	(1) Any attached accessory building shall be considered as a part of the principal building. (2) Coverage regulations do not apply to automobile parking areas. (3) Where the principal use of a lot is multifamily, the minimum lot size shall be 6,000 square feet or 3,000 square feet per dwelling unit, whichever is greater. (4) Where the principal use of a lot is multifamily, the minimum lot size shall be 6,000 square feet or 2,000 square feet per dwelling unit, whichever is greater. (5) In the B-2 District, one multifamily unit shall be permitted per 2,000 square feet of lot area.