

ZONING

122 Attachment 3

APPENDIX B

Table of Area and Bulk Regulations

[Added 5-7-2007 by Ord. No. 07-01; amended 12-5-2016 by Ord. No. 01-16; 7-10-2023 by Ord. No. 2023-01; 3-3-2025 by Ord. No. 2025-01]

**NOTE:** This table is provided for reference only. Individual districts and the area and bulk regulations must be consulted for the specific and full set of requirements that apply to each use. If a conflict exists between this chart and the Zoning Ordinance text, the Zoning Ordinance text shall take precedence.

District	Min. Net Lot Area	Min. Lot Width Bldg./Street	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. FAR	Max. Impervious /Lot Cover	Height	Min. Green Space
RA	3.5 acres <sup>1</sup>	250 ft.	100 ft. <sup>2</sup>	40/100 agg	100 ft.	—	20%	35 ft. <sup>3</sup>	
A-RT	4 acres	250 ft.	100 ft. <sup>4</sup>	40/100 agg	100 ft.	—	20%	35 ft. <sup>3</sup>	
A-RT Farm Transition	30,000 sq. ft.	125 ft.	45 ft.	25/60 agg	50 ft.	—	25%	—	
R-1	2 acres	200 ft.	80 ft. <sup>5</sup>	25/60 agg	60 ft. <sup>6</sup>	—	20%	35 ft. <sup>3</sup>	
R-2	1 acre	150 ft.	80 ft. <sup>7</sup>	20/50 agg	50 ft.	—	20%	35 ft. <sup>3</sup>	
E-1 — residential <sup>8</sup>	2 acres	200 ft.	80 ft.	25/60 agg	60 ft.	—	20%	35 ft. <sup>3</sup>	90%
C-1	2 acres	400 ft./400 ft. <sup>9</sup>	60 ft.	15 ft.	100 ft.	40%	50%	35 ft.	50%
C-2	2 acres	400 ft./400 ft.	60 ft.	15 ft.	100 ft.	40%	50%	35 ft.	50%
C-2A	4 acres	400 ft./400 ft. <sup>10</sup>	70 ft. <sup>11</sup>	15 ft.	80 ft.	40%	60%	35 ft.	40%
HC	4,500 sq. ft.	50 ft./50 ft.	10 ft.	10 ft.	20 ft.	—	50%	35 ft.	50%

<sup>1</sup> If the lot does not abut on a street, the lot must be connected to a street by a right-of-way at least 20 feet wide, the area of which right-of-way shall be in addition to the minimum lot area of 3.5 acres.

<sup>2</sup> A lot which fronts on an arterial, collector or rural street shall not have a front yard less than 200 feet from the building line to the street line.

<sup>3</sup> No accessory building, other than a farm building shall exceed 20 feet in height.

<sup>4</sup> A lot which fronts on an arterial, collector or rural street shall not have a front yard less than 150 feet from the building line to the street line.

<sup>5</sup> A lot which fronts on an arterial, collector or rural street shall not have a front yard less than 100 feet from the building line to the street line.

<sup>6</sup> If the lot is a reverse frontage lot, then the requirements of § 122-102B(1) apply.

<sup>7</sup> A lot which fronts on an arterial, collector or rural street shall not have a front yard less than 100 feet from the building line to the street line.

<sup>8</sup> Area and bulk regulations for nonresidential uses in the E-1 District vary depending on the use.

<sup>9</sup> Two or more lots may combine their frontage qualification, providing a single, shared ingress/egress.

<sup>10</sup> Frontage on Route 202 may be reduced to 300 feet for a corner lot having at least 400 feet frontage on the side road.

<sup>11</sup> May be reduced by conditional use to 35 feet.