

ZONING

190 Attachment 3

Borough of Milford

Schedule of Lot, Yard and Area Requirements

Part 3

Nonresidential Zones

[Added 2-16-1999 by Ord. No. 637-99]

Item	B Downtown Business	B-1 Corridor Business	PO/R Professional Office/ Residential	GU Government Use	I Industrial⁴
Minimum lot area (square feet)	2,500 ¹	10,000	6,000	40,000	40,000
Minimum lot width (feet)	25	60	60	175	175
Minimum lot depth (feet)	100	125	90	200	200
Maximum building height (stories/feet)	3/45	2½/35	2½/35	2½/35	2/30
Maximum lot coverage (percent)	— ²	75%	80%	60%	65%
Maximum floor area ratio (FAR)	Not applicable	Not applicable	Not applicable	0.25	0.30
Minimum yards (feet)					
Front ³	10	15	15	40	40
1 side	0	10	10	25	25
Both sides	0	20	20	60	60
Rear	10	20	20	25	25
Accessory structures, minimum yards (feet)					
Side	0	5	5	25	25
Rear	5	5	5	25	25
Maximum height (stories/feet)	1/15	1/15	1/15	1/15	1/15

NOTES:

¹ For any new subdivision in the B District, the minimum lot size shall be 5,000 square feet unless it can be demonstrated to the satisfaction of the reviewing board that adequate parking can be provided off site, in which case the minimum lot size of 2,500 may be employed.

² Provided any landscaping and/or buffer requirements are met.

³ Section 190-17 shall govern, except that for uses located in the B District, the front yard setback of new structures shall not be required to be greater than the average of the structures located on either side of a subject parcel.

⁴ The R/I Overlay represents a conditional use option that is permitted in the I District and only in the location specified on the Zoning Map. For requirements, see § 190-118.