

ZONING

475 Attachment 1

Town of Bergen

Zoning Schedule A

[Amended 5-31-1989 by L.L. No. 2-1989; 6-12-1989 by L.L. No. 3-1989; 2-24-1997 by L.L. No. 2-1997; 9-8-2009 by L.L. No. 3-2009]

District	Permitted Uses	Minimum Lot Size (square feet)	Minimum Width (feet)	Minimum Depth (feet)	Minimum Yards			Maximum Lot Coverage % ³	Maximum Height (feet) ⁴	Buffer Zone	Site Plan
					Front (feet)	Rear (feet)	Side ² (feet)				
R-20	Single-family ¹	20,000	100	150	50	15	15	20	35	—	—
	Two-family ¹	35,000	100	150	50	20	15	20	35	—	—
	Multifamily ¹	35,000 +4,000	100	150	50	40	15	20	35	—	Yes
	Nonresidential	80,000	200	250	60	50	50	30	35	Yes	Yes
R-30	Single-family ¹	30,000	100	200	50	15	25	20	35	—	—
	Two-family ¹	40,000	150	200	50	20	20	20	35	—	—
	Multifamily ¹	40,000 +4,000	150	200	50	50	25	20	35	—	Yes
	Nonresidential	80,000	200	250	60	60	50	15	35	Yes	Yes
RA-40	Single-family ¹	40,000	150	200	50	15	25	20	35	—	—
	Two-family ¹	45,000	150	200	50	20	25	20	35	—	—
	Multifamily	—	—	—	—	—	—	—	—	—	—
	Nonresidential	80,000	200	250	60	60	50	15	35	Yes	Yes
INT	Commercial	30,000	200	—	80	35	40	30	35	Yes	Yes
	Light industrial	40,000	200	—	80	35	40	35	35	Yes	Yes
I	Industrial	100,000	250	300	80	40	50	40	45	Yes	Yes
I-P	Industrial/processing	80,000	—	—	80	50	35	45	45	Yes	Yes
LC	Land Conservation (refer to § 475-36)										
PUD	Planned Unit Development (refer to § 475-37) Requirements specifically for each development.										
MHO	Mobile Home Overlay (refer to § 475-38)										
FPO	Floodplain overlay (refer to § 475-39)										

NOTES:

¹ Residential accessory buildings and structures refer to § 475-25.

² The side yard at a corner lot adjacent to a street shall be considered as a front yard.

³ Parking and loading space shall not cover more than an additional 40% of the lot.

⁴ Towers and steeples may extend to a height of 80 feet maximum.