

ZONING

200 Attachment 2

Table B
Schedule of Area and Bulk Regulations
[Amended 4-22-1996 by L.L. No. 1-1996; 8-9-1999 by L.L. No. 5-1999; 6-11-2003 by L.L. No. 1-2003; 4-12-2004 by L.L. No. 4-2004; 8-13-2007 by L.L. No. 6-2007]

	A5A	A3A	R2A Dwellings	District R2A Nondwellings	HA	HB ²	LC
Minimum lot area (acres)	5	3	2	2 ¹	1 ¹	1 ¹	1 ¹
Minimum lot width (feet)	400	300 ¹	200 ¹	200 ¹	100 ¹	200/ 240 ³	200
Area per group of establishments (acres)						5	
Minimum lot width per group of businesses (feet)						400	
Minimum front yard ⁴ (feet)	85	85	75 ⁵	100 ⁵	20	80 ⁶	80 ⁷
Minimum side yard (both) (feet)	50	35	30 ⁸	60 ⁸	0/20	60 ⁸	50 ⁷
Minimum rear yard (feet)	50	35	25	50	25	50	50 ⁷
Maximum lot coverage (percent)	5	10	7	7	50	10 ¹¹	5
Maximum height (feet) ¹⁰	35	35	35	35	35	35	
Parking setback (feet)						20 ⁹	
Floor area ratio						0.10	

NOTES:

- ¹ Except as elsewhere specified.
- ² For bulk requirements for light industrial uses, including laboratory, research and/or scientific facilities and manufacturing which does not constitute a nuisance, see § 200-32.
- ³ Except as elsewhere specified, minimum width for interior lots shall be 200 and 240 feet for corner lots as measured at the front building line.
- ⁴ All front yard setbacks are from the front lot line or from the boundary of the road in the event that the premises description extends into the road.
- ⁵ Except in the case of through lots where the front yard requirements of this district shall be observed on both streets.
- ⁶ There shall be no encroachment of structures within the front yard other than a fence or wall not in excess of six feet in height or a sign not larger than 20 square feet.
- ⁷ There shall be no encroachment of any automobile parking areas.
- ⁸ There shall be two yards with a total width no smaller than the minimum stated. The width of the narrower of the two side yard shall be not less than 1/3 of the total minimum required width.
- ⁹ No automobile parking space shall extend nearer than 20 feet to any property line.
- ¹⁰ Minimum roof pitch shall be 7 in 12 (7:12).
- ¹¹ For any commercial use in the HB District the determination of maximum lot coverage will exclude impervious surfaces intended for pedestrian access, vehicle access, vehicle parking, and loading/unloading.