

ZONING

180 Attachment 6

Town of North East

ATTACHMENT 3NR - SCHEDULE OF LOT AREA AND BULK STANDARDS - NON-RESIDENTIAL DISTRICTS

Standard		Non-Residential District					
		BD-4 and BD-WEST		BD-EAST	IB	LC	M-A
		BD-4 & BD West-North	BD West-South				
KEY: BD-4: Boulevard District 4 • BD-West: Boulevard District West (BD-West-North — North Side of Route 44/BD-West-South — South Side of Route 44) • BD-EAST: Boulevard District East IB: Irondale Business District • LC: Land Conservation District • M-A: Light Industrial District							
Minimum Lot Area ¹		1 acre	1 acre	1 acre	1 acre	1 acre	15 acres
Minimum Lot Width ²	Non-Corner Lot	200 feet	200 feet	200 feet	200 feet	50 feet	500 feet
	Corner Lot	240 feet	240 feet	240 feet	240 feet	50 feet	500 feet
Front Yard Setback ³	Street Centerline	Min 55 feet Max 65 feet	Min 70 feet Max 80 feet	Min 70 feet Max 80 feet	-	-	150 feet
	Street Line	Min 20 feet Max 30 feet	Min 35 feet Max 45 feet	Min 35 feet Max 45 feet	40 feet	80 feet	100 feet
Minimum Side Yard Setback ³	Buildings and Structures	25 feet ⁴	30 feet ⁴	30 feet ⁴	20 feet	50 feet	100 feet
	Parking and Loading	20 feet ⁴	20 feet ⁴	20 feet ⁴	20 feet	50 feet	100 feet
Minimum Rear Yard Setback ³	Buildings and Structures	25 feet ⁴	25 feet ⁴	25 feet ⁴	50 feet	50 feet	100 feet
	Parking and Loading	20 feet ⁴	20 feet ⁴	20 feet ⁴	20 feet	50 feet	100 feet
Maximum Building Width (at front yard setback) ⁵		75 feet ⁴	75 feet ⁴	75 feet ⁴	-	-	-
Maximum Building Height		35 feet ⁴	35 feet ⁴	35 feet ⁴	35 feet	35 feet	35 feet
Maximum Building Stories		2 ⁴	2 ⁴	2 ⁴	2 1/2	2 1/2	2 1/2
Maximum Single Building Footprint ⁶		10,000 square feet ⁴	10,000 square feet ⁴	10,000 square feet ⁴	-	-	-
Maximum Building Coverage		15% ⁴	15% ⁴	15% ⁴	20%	5%	20%
Maximum Building Floor Area Ratio (FAR)		-	-	-	0.40	-	0.40
Maximum Site Coverage		40% ⁴	40% ⁴	40% ⁴	-	-	40%

FOOTNOTES

¹ No more than 10% of the minimum lot area shall consist of wetlands, lands under water, 100-year floodplain, or steep slopes 20% and greater.

² Measured at and parallel to the building line at the front yard setback.

³ Applies to all buildings, structures, parking, and loading - see also General Regulations in § 180-11 and Supplementary Yard Requirements in § 180-23.

⁴ For Boulevard Districts, see also Alternative Land Use Development Performance Modifications per § 180-19D of this chapter.

⁵ All front building facades shall also include a change in plane, material, or other substantive visual alteration, a minimum of every 40 feet.

⁶ Except Grocery Stores (where permitted): maximum of 35,000 square feet.