

ZONING

100 Attachment 2

Town of Lloyd

Dimensional Table

[Amended 9-8-2010 by L.L. No. 13-2010; 10-15-2014 by L.L. No. 4-2014; 3-18-2015 by L.L. No. 2-2015; 10-21-2020 by L.L. No. 4-2020]

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Road Frontage (feet)	Minimum Building Setbacks ^a (feet)				Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Coverage
					Front ^b	Side		Rear			
						Each	Total				
Residential Districts											
A	2 acres/du ^c	150	—	150 ^d	30	35	100	30	35	8%	10%
R-2	2 acres/du	150	—	150 ^d	30	35	100	30	35	8%	10%
R-1	1 acres/du	125	—	125 ^d	30	15	50	30	35	8%	10%
R-1/2	1/2 acre/du	100	—	100 ^d	30	15	50	30	35	12%	20%
R-1/4	1/4 acre/du	85	—	85 ^d	30	15 ^e	50	30	35	18%	25%
Commercial Districts											
CB	5,000 square feet	20	100	20	none	none ^f	none	25	35	—	80% ^k
DB	3 acres	150	200	150	^g	20 ^{hi}	50	50	35	—	40%
GB	15,000 square feet	75	150	75	^g	20 ^{hi}	40	25	35	—	40%
WB	5,000 square feet	none	none	none	none	none ^f	none	none ⁱ	35	—	90%
LI	1 acre	150	150	150	^g	35 ^h	70	35	45	—	35%

LLOYD CODE

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					Front ^b	Side		Rear			
						Each	Total				
LB	5,000 square feet	50	100	100	none	None	None	None	35	—	40%
HBD	10,000 square feet	50	100	75	^g	35 ^m	70 ^m	35 ^m	35 ^l	—	40%
TRR-F	30 acres	500	—	—	100	50 ^l	100 ^l	50 ^l	45	20%	40%
Other Districts											
TR-1; TR-1/2	See § 100-39 of this chapter.										
PUD	See § 100-23 of this chapter.										
TND and MUD	See § 100-23 of this chapter.										

^a For setbacks applicable to accessory buildings and structures in residential districts, see § 100-16.

^b On streets with less than a fifty-foot right-of-way, the front yard setback shall be measured from the center line of the right-of-way, if known, and 25 feet shall be added to the required front yard setback. On streets of unknown right-of-way, the same procedure shall be followed except that measurements shall be taken from the center line of the existing roadway. Front yard setbacks may be adjusted to prevailing setbacks in the immediate neighborhood; a maximum setback or “build-to line” may be established to maintain the “street wall” in the R-1/2 and R-1/4 Districts.

^c Minimum frontage may be reduced to 50 feet on a circular end of a cul-de-sac.

^d May be zero feet for party-wall or zero-lot-line buildings.

^e Where a side yard is provided, it shall be at least four feet in width. Where access to parking is provided through a side yard, it shall be a maximum of nine feet wide for one-way traffic and a maximum of 18 feet wide for two-way traffic.

^f At the discretion of the Planning Board.

^g Gasoline pumps, lubricating or other similar devices shall be located 50 feet from any street line.

^h Twenty-five-foot setback with wooded buffer required if lot abuts a residential district.

ⁱ Fifty-foot setback with wooded buffer required if lot abuts a residential district.

^j For single-family and two-family dwelling units in the CB District, a maximum of 40% lot coverage is permitted.

^k One hundred feet on any yard abutting developed residential or agricultural property.

^l Limited to 35 feet for 2 ½ stories.

^m The setback area for buildings adjoining residential districts shall include dense vegetative screening intended to minimize visual impacts on the residential district in accordance with § 100-15B(12).