

# ZONING

## 550 Attachment 2

### Schedule II Schedule of Regulations

[Amended 8-3-1988 by L.L. No. 4-1988; 4-17-1991 by L.L. No. 3-1991; 7-25-1997 by L.L. No. 7-1997]

District	Classification	Minimum Parking Spaces	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Building Width (feet)	Maximum Building Coverage of Lot	Minimum Depth of Lot (feet)
R-1	One-family residential	2	7,500 <sup>1</sup>	75 <sup>1</sup>	25	40%	100
R-2	One-family residential	2	5,000 <sup>2</sup>	50 <sup>2</sup>	24	40%	100
R-3	Two-family residential	2 per unit	1-family: 5,000 <sup>3</sup> 2-family: 7,500 <sup>4</sup>	1-family: 50 2-family: 75	1-family: 24 2-family: 25	40%	100
R-4	Garden-type apartments, residential	2 per unit	20,000	200	75	25%	100
R-5	Apartment residential	2 per unit	15,000	100	60	42%	100
B-1	Business	1 per 250 square feet	4,000	40	24	*	100
B-2	Special business (business)	1 per 250 square feet	6,000	60	36	*	100
	Special business (residential)	2 per unit	10,000	100	60	42%	100
B-3	Special business	1 per 200 square feet	—	—	—	*	—
H	Hospital	Greater of 3 per bed or 1,200 square feet	—	—	—	*	—
M	Manufacturing and industrial	1 per 500 square feet <sup>5</sup>	—	—	—	*	—
B-1	Restaurant	Greater of 1 per 200 square feet or 1 per 3 dining seats and 1 per 2 seats of lounge/bar and 1 per 3 employees	4,000	40	24	*	100
B-2	Restaurant	Greater of 1 per 200 square feet or 1 per 3 dining seats and 1 per 2 seats of lounge/bar and 1 per 3 employees	6,000	60	36	*	100
B-3	Restaurant	Greater of 1 per 200 square feet or 1 per 3 dining seats and 1 per 2 seats of lounge/bar and 1 per 3 employees	—	—	—	*	—

NOTES:

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\* Determined by setback and area requirements.

### 1. Size of lot in R-1 District.

- a. No dwelling shall occupy a lot unless it contains an area of not less than 7,500 square feet and has a minimum frontage of 75 feet, and in no event shall the buildings or structures, including any accessory buildings or structures, upon any such lot occupy or cover more than 40% of the total area of the lot.
- b. The lot area and frontage requirements set forth herein shall not apply to any lot having an area and/or frontage of less than that prescribed herein, provided that such lot has an area of at least 5,000 square feet and was under different ownership from that of any adjoining land on July 1, 1988, and provided further that such lot and any adjoining land did not come under common ownership since that date.
- c. If any lot on which a building has been erected shall be subdivided into two or more lots in such a manner that the resulting lot on which such building remains shall not comply with Paragraph a hereof, the right of the owner thereof to maintain such building on such lot shall immediately cease, and he or she shall remove the same on the order of the enforcement officer.

### 2. Size of lot in R-2 District.

- a. No dwelling shall occupy a lot unless it contains an area of not less than 5,000 square feet and has a minimum frontage of 50 feet, and in no event shall the buildings or structures, including any accessory buildings or structures, upon any such lot occupy or cover more than 40% of the total area of the lot.
- b. The lot area and frontage requirements set forth herein shall not apply to any lot having an area and/or frontage of less than that prescribed herein, provided that such lot has an area of at least 4,000 square feet and was under different ownership from that of any adjoining land on July 1, 1988, and provided further that such lot and any adjoining land did not come under common ownership since that date.
- c. If any lot on which a building had been erected shall be subdivided into two or more lots in such manner that the resulting lot on which such building remains shall not comply with Paragraph a hereof, the right of the owner thereof to maintain such building on such lot shall immediately cease, and he or she shall remove the same on the order of the enforcement officer.

### 3. Size of lot in R-3 Zone (one-family).

- a. No dwelling used as a one-family residence shall occupy a lot unless it contains an area of not less than 5,000 square feet and has a minimum frontage of 50 feet, and in no event shall the buildings or structures, including any accessory buildings or structures, upon any such lot occupy or cover more than 40% of the total area of the lot.
- b. The lot area and frontage requirements set forth herein shall not apply to any lot having an area and/or frontage of less than that prescribed herein, provided that such lot has an area of at least 4,000 square feet and was under different ownership from that of any adjoining land on October 1, 1990, and provided further that such lot and any adjoining land did not come under common ownership since that date.

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- c. If any lot on which a building had been erected shall be subdivided into two or more lots in such manner that the resulting lot on which such building remains shall not comply with Paragraph a hereof, the right of the owner thereof to maintain such building on such lot shall immediately cease, and he or she shall remove the same on the order of the enforcement officer.
  4. Size of lot in R-3 Zone (two-family).
    - a. No dwelling used as a two-family residence shall occupy a lot unless it contains an area of not less than 7,500 square feet and has a minimum frontage of 75 feet, and in no event shall the buildings or structures, including any accessory buildings or structures, upon any such lot occupy or cover more than 40% of the total area of the lot.
    - b. The lot area and frontage requirements set forth herein shall not apply to any lot having an area and/or frontage of less than that prescribed herein, provided that such lot has an area of at least 5,000 square feet and was under different ownership from that of any adjoining land on October 1, 1990, and provided further that such lot and any adjoining land did not come under common ownership since that date.
    - c. If any lot on which a building has been erected shall be subdivided into two or more lots in such a manner that the resulting lot on which such building remains shall not comply with Paragraph a hereof, the right of the owner thereof to maintain such building on such lot shall immediately cease, and he or she shall remove the same on the order of the enforcement officer.
  5. Parking spaces in M District. In M (Manufacturing) Districts, the minimum parking spaces required shall be decreased from one space for every 250 square feet of building area to one space for every 500 square feet of the building area. This reduction shall be applicable only on condition that a restrictive covenant running with the land be filed and recorded limiting the use of the parcel to those uses expressly permitted in § 550-16 of this chapter, excluding, however, uses permitted in a B-1 or B-2 District.