

ZONING

45 Attachment 1

Schedule of Area, Yard and Building Regulations
Chapter 45
Section 45-18

[Amended 7-22-2019 by Ord. No. 2019-15; 11-25-2019 by Ord. No. 2019-27]

Districts	Minimum Lot Requirements Interior/Corner Lots			Minimum Setbacks for Principal Buildings				Minimum Setbacks for Accessory Buildings and Structures		Maximum Lot Coverage (percent)	Maximum Building and Structure Height			Max. Floor Area Ratio	Max. Lot Coverage by all Impervious Surfaces (percent)	Minimum Gross Floor Area Per Residential or Nonresidential Building (square feet)
	Lot Size (square feet)	Lot Width (feet)	Lot Depth (feet)	Front (feet)	One Side (feet)	Total Both Sides (feet)	Rear (feet)	Side (feet)	Rear (feet)		Principal (stories)	Principal (feet)	Accessory (feet)			
R-1	15,000	100	125	35	15	30	40	5	5	20	2 1/2	35	13	0.30	35	900
R-2 ^{(a)(l)}	2 acres	200	250	40	15	30	60	5	5	7.5	2 1/2	35	13	0.30	12.5	900
C-1 ^(b)	15,000	100	125	25	15	30	40	5	5	25	2 ^(b)	35 ^(b)	15	0.35	55	2,500
C-2 ^(b)	40,000	200	200	50	15	30	40	5	5	25	2 ^(b)	35 ^(b)	15	0.35	55	2,500
C-3	40,000	150	200	30	25	50	30	10	10	25	2 ^(g)	35 ^(g)	20	0.35	55	10,000
H-D ^(c)	40,000 ^(c)	200 ^(c)	200	30	25	50	60	20	20	25	2 ^(d)	35 ^(d)	20	0.35	55	10,000
O-P	3 acres	250	250	80	40	80	60	20	20	25	— ^(e)	50 ^(e)	20	0.35	55	30,000
L-1 ^(f)	40,000	150	200	30	25	50	30	10	10	25	2 ^(g)	35 ^(g)	20	0.35	55	10,000
L-2	80,000	200	300	30	25	50	30	10	10	25	2 ^(h)	35 ^(h)	20	0.35	55	10,000
L-3 ⁽ⁱ⁾	3 acres	250	300	50	25	50	50	10	10	25	2 ^(h)	35 ^(j)	20	0.35	55	10,000
A-C	3 acres	150	300	40	60	120	60	10	10	10	2 1/2	35	20	0.35	15	—
R-3	See Schedule continued on following pages															
R-4	See Schedule continued on following pages															
R-5	6,000	75	80	20	10	20	15	5	5	35	2 1/2	35	13	—	65	900
R-6	See Schedule continued on following pages															
P, OS and R	1 acre	—	—	50	50	100	50	—	—	20	2 1/2	35	—	—	40	—
MDO	See § 45-28															
CO	See § 45-33															
IRO	See § 45-34A															
MUO-1	See § 45-48															
RZO	See § 45-49															

NOTES:

(a) For modifications of lots abutting Route I-80, see 45-23.4.

(b) For regulations governing construction of office buildings, see Subsection 45-30.4.

(c) Shopping centers shall require a minimum lot size of three acres and a minimum lot width of 300 feet.

(d) For regulations governing construction of office buildings, see Subsection 45-35.4b.

(e) See Subsection 45-36.5.

(f) For industrial park developments, see Subsection 45-39.4a.

(g) For regulations governing construction of office buildings, see Subsection 45-39.4b.

(h) For regulations governing construction of office buildings, see Subsection 45-40.4a.

(i) For industrial park developments, see Subsection 45-41.4a.

(j) For building height regulations, see Subsection 45-41.4b.

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- (k) See Subsection 45-39.2c for requirements for factory outlet uses.
- (l) Any property with a valid resolution of subdivision or site plan approval from the Planning Board or Zoning Board of Adjustment, in effect prior to the date of adoption of this ordinance, is exempt from the overlay zoning provisions set forth herein. Existing dwellings are exempt from the overlay zone requirements. New dwellings must meet the overlay regulations.