

## ZONING

### 33 Attachment 1

<b>Bulk Requirements</b>					
	<b>R-2 - One and Two Family Residential</b>	<b>NB/C - Neighborhood Business/Commercial</b>	<b>GB/C - General Business/Commercial</b>	<b>CR - Commercial Recreation</b>	<b>I-Industrial</b>
<b>Minimum lot area</b>	2,500 square feet	2,500 square feet	2,500 square feet	20,000 square feet	40,000 square feet
<b>Minimum lot width</b>	25 feet	25 feet	150 feet	200 feet	200 feet
<b>Minimum lot depth</b>	100 feet	100 feet	100 feet	100 feet	N/A
<b>Maximum principal building height</b>	3 stories/35 feet See Note 1	3 stories/40 feet	2 stories/32 feet	1 story/18 feet	60 feet
<b>Minimum front yard setback</b>	20 feet See Note 4	0 feet See Note 5	10 feet	10 feet	15 feet
<b>Minimum side yard setback</b>	3 feet each side	0 feet See Note 5	20 feet	10 feet	15 feet
<b>Minimum rear yard setback</b>	25 feet	0 feet See Note 5	30 feet	25 feet	15 feet
<b>Maximum building coverage</b>	50%	80%	80%	65%	85%
<b>Maximum impervious lot coverage</b>	65%	90%	85%	85%	90%
<b>Maximum accessory building height</b>	1 story/15 feet	1 story/15 feet	1 story/15 feet		
<b>Minimum side and rear yard setback - accessory buildings</b>	3 feet	3 feet	3 feet	3 feet	3 feet
<b>Off-street parking requirements</b>	See Note 2	N/A	1 space per 250 square feet of retail floor area; 1 space per 300 square feet of office area; 1 space per 3 seats/restaurant	1 space per 560 square feet of area utilized for recreation	See Note 3

**NOTES:**

1. A full bathroom on the ground/first floor is prohibited. Only 1 half bathroom without a bathtub or shower shall be permitted on the ground/first floor.
2. Single family: two spaces; Two-family: three spaces
3. See Section 31-15 of Chapter 31
4. In such case in the R-2 Zoning District where the existing dwellings on the same side of the street and within 200 feet on either side of the subject lot create an established setback line, the minimum front yard setback shall conform to such established setback line, or 20 feet, whichever is greater, but in no case shall it be required for the front yard setback to exceed 35 feet.
5. Buildings shall not be located within 3 feet of existing doors and windows, or block emergency entrances and exits of existing buildings.