

ZONING

99 Attachment 1

Schedule of Regulations, Part 1, R-1 District

[Amended 12-7-2004 by L.L. No. 10-2004; 6-6-2006 by L.L. No. 4-2006; 7-15-2008 by L.L. No. 5-2008]

District	Uses	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Depth (feet)	Maximum Building Height (feet)	Maximum Building Coverage	Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback	Minimum Habitable Floor Area (square feet)	Minimum Parking
R-1	Permitted Use One-family dwelling	4,000	40	100	35 feet 2 1/2 stories	30%	20	Aggregate 15 with no less than 5 on any side	20% or 25 feet, whichever is greater	1,200	1 garage and 1 space
R-1	Special Uses Church or other place of worship	20,000	100	200	40 feet 2 1/2 stories	30%	20	10	25 feet	2,000	1 per 200 square feet
	Parish house, rectory or Sunday school	20,000	100	200	40 feet 2 1/2 stories	30% 25% corner	20	10	25 feet	2,000	1 per 200 square feet
	Public library, fire station, park or playground, public or private school	20,000	100	200	40 feet 2 1/2 stories	30% 25% corner	20	10	25 feet	2,000	1 per 200 square feet