

ZONING

125 Attachment 5

Town of Bedford
TABLE OF DIMENSIONAL REQUIREMENTS - RESIDENTIAL
[Amended 10-18-1994 by L.L. No. 3-1994; 5-4-1985; 9-17-1985; 10-1-2002; 9-3-2019 by L.L. No. 11-2019]

Zoning District	Minimum Lot Area	Minimum Lot Area Per Unit ³	Minimum Effective Square Side (feet)	Minimum Yard Requirements			Maximum Height ²		Maximum Coverage		Maximum Building Length (feet)	Minimum Cubage (cubic feet)	Minimum Building Separation
				Front (feet)	Lesser Side/ Total Both Sides (feet)	Rear (feet)	Stories	Feet	Building	Impervious surface			
R-4A	4 acres	4 acres	250	75	50/100	50	2 ½	35	3%	8%	--	14,000	--
R-2A	2 acres	2 acres	200	50	40/80	50	2 ½	35	6%	14%	--	14,000	--
R-1A	40,000 sq. ft.	40,000 sq. ft.	150	35	30/60	50	2 ½	35	10%	20%	--	14,000	--
R-½A	20,000 sq. ft.	20,000 sq. ft.	100	35	20/45	50	2 ½	35	15%	30%	--	14,000	--
R-¼A	10,000 sq. ft.	10,000 sq. ft.	75	35	15/35	40	2 ½	35	20%	40%	--	11,000	--
TF	10,000 sq. ft.	5,000 sq. ft.	75	35	15/35	40	2 ½	35	20%	40%	125	1-family: 9,000 2-family: 12,600 or 6,300 per unit	--
VA	--	3,500 sq. ft.	--	50	50/100	50	2	35	20%	40%	150	--	--
MF	2 acres	Efficiency: 3,500 sq. ft. 1-bedroom: 4,000 sq. ft. 2-bedroom: 5,500 sq. ft. 3-bedroom: 7,000 sq. ft. 4-bedroom: 8,500 sq. ft.	250	50	50/100	50	2	35	15%	35%	150	--	--
EL	5 acres	6,000 sq. ft.	250	50	50/100	50	2 ½	--	20%	40%	200	--	Not less than height of taller building
DH Diversified Housing	5 acres	Efficiency: 3,500 sq. ft. 1-bedroom: 4,000 sq. ft. 2-bedroom: 4,750 sq. ft. 3-bedroom: 7,000 sq. ft. 4-bedroom: 8,500 sq. ft. (based upon gross parcel area)	250	20	1	20	2 ½	--	15%	35%	200	--	--

NOTES:

¹ Side yard(s): As determined by the Planning Board during site plan review based upon overall characteristics of development and its relationship to adjoining properties and the general pattern of neighborhood development, minimum side yards shall be 10 feet, up to 50 feet for each yard, and 20 feet up to 100 feet in the aggregate, as measured from side property lines.

² In all residential zoning districts, the maximum exposed building elevation shall not exceed 40 feet.

³ For R-4A, R-2A, R-1A, R-1/2A and R1/4A Zoning Districts, refer to Zoning Code § 125-29.6E(6)(a) for minimum lot requirements with respect to AAFH units for subdivisions with five or greater lots.