

ZONING

125 Attachment 6

Town of Bedford

TABLE OF DIMENSIONAL REQUIREMENTS – COMMERCIAL AND INDUSTRIAL
 [Amended 10-29-1985; 7-14-2009 by L.L. No. 5-2009; 9-16-2025 by L.L. No. 5-2025]

| Zoning District | Minimum Lot Area | Minimum Effective Square Side (feet) | Minimum Yard Requirements | | | Maximum Building Height | | Maximum Coverage | | Maximum Floor Area Ratio |
|---------------------------------|------------------|--------------------------------------|---------------------------|--|-------------|-------------------------|------|------------------|---------------------------|--------------------------|
| | | | Front (feet) | Lesser Side/ Total Both Sides (feet) | Rear (feet) | Stories | Feet | Building | Building and Parking Area | |
| RO Research Office | 25 acres | 500 | 200 | 1-story bldg: 100 2-story bldg: 150 3-story bldg: 200 adjacent to a residential district: 250 | | 3 | 45 | 5% | 20% | .10 |
| PB-O Planned Business Office | 1 acre | 150 | 35 | 20/45 | 30 | 3 | 35 | 15% | 70% | .30 |
| PB-O(K) Planned Business Office | 20,000 sq. ft. | 100 | 35 | 20/45 | 50 | 2 1/2 | 35 | 15% | 70% | .30 |
| PB-R Planned Business Retail | 1 acre | 150 | 35 | 20/45 | 30 | 2 1/2 | 35 | 20% | 70% | -- |
| NB Neighborhood Business | -- | -- | -- | 10 | 30 | 2 1/2 | 35 | 20% | 80% | -- |
| CB Central Business | -- | -- | 10 | --/-- | 30 | 3 | 45 | 20% | 80% | -- |
| RB Roadside Business | -- | -- | 10 | --/-- | 30 | 3 | 45 | 20% | 80% | -- |
| LI Light Industrial | 20,000 sq. ft. | 100 | 15 | 15/30 | 30 | 3 | 45 | 40% | 75% | -- |