

# ZONING

## 60 Attachment 3

**TOWN OF NEW CASTLE**  
**§ 60-410A. Schedule of regulations for residence districts.**  
**Lot and Bulk Regulations**

[Amended 10-29-1979 by L.L. No. 16-1979; 9-8-1986 by L.L. No. 13-1986; 10-11-1988 by L.L. No. 17-1988; 3-27-1990 by L.L. No. 17-1990;  
 10-9-1990 by L.L. No. 36-1990; 5-23-1995 by L.L. No. 6-1995; 5-8-2007 by L.L. No. 4-2007; 8-9-2011 by L.L. No. 10-2011; 11-22-2011 by L.L. No. 15-2011]

District	Minimum Lot Size (See § 60-420A)			Minimum Yards (See § 60-420B and C)			Maximum Average Height of Principal Buildings (stories/feet)	Maximum Average Height of Accessory Buildings (stories/feet)	Minimum Floor Area (square feet)	Maximum Building Coverage (square feet)	Maximum Development Coverage (square feet)	Maximum Floor Area
	Lot Area <sup>5</sup> (feet)	Frontage and Lot Width <sup>1</sup> (feet)	Lot Depth (feet)	Front	Side	Rear	[See § 60-420C(3)]	[See § 60-420C(3)]				
R-2A	2 acres	200	200	75	45	60	2/35, except 3/40 for place of worship, school or library	2/35, except 3/40 for place of worship, school or library	1,500	See § 60-420A(7)(a)	See § 60-420A(7)(b)	See § 60-420A(8)
R-1A	1 acre	150	150	60	35	50	2/35, except 3/40 for place of worship, school or library	2/35, except 3/40 for place of worship, school or library	1,500	See § 60-420A(7)(a)	See § 60-420A(7)(b)	See § 60-420A(8)
R-½A	½ acre, except that R-1A requirements shall be met where there is no municipal water main within 200 feet of the existing or proposed building	100	100	50	20, but not less than total of 50 for both side yards	40	2/35, except 3/40 for place of worship, school or library	2/35, except 3/40 for place of worship, school or library	1,250	See § 60-420A(7)(a)	See § 60-420A(7)(b)	See § 60-420A(8)
R-¼A	11,250 square feet, except that R-1A requirements shall be met where there is no municipal water main within 200 feet of the existing or proposed building	75	100	40	10, but not less than total of 30 for both side yards	35	2/35, except 3/40 for place of worship, school or library	2/35, except 3/40 for place of worship, school or library	1,000	See § 60-420A(7)(a)	See § 60-420A(7)(b)	See § 60-420A(8)

**NOTES:**

- <sup>1</sup> Except that, in approving new subdivisions, the Planning Board may reduce the frontage requirement to not less than 1/3 of the dimension specified above where lots front on turnarounds or elsewhere when determined to be in the public interest. Where such reduction in frontage is granted by the Planning Board, the lot width requirements may be reduced by a proportionate amount.
- <sup>2</sup> Five acres for each development, but no minimum for each individual building lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to the requirements of § 60-410H(4).
- <sup>3</sup> One acre for each development, but no minimum for each individual building lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to the requirements of § 60-410H(3) for the MFR-M District and § 60-410H(2) for the MFR-C District.
- <sup>4</sup> Any other provision of this chapter notwithstanding, the term "height of the building," as used in determining minimum yards in this schedule, is intended to be a measure of the sum of the following two distances:
  - (1) The vertical distance between the highest point of the roof and the finished grade level adjacent to the exterior wall that is nearest the applicable side or rear lot line; and
  - (2) The vertical distance, if any, by which the elevation of such finished grade level exceeds the grade level at the applicable side or rear lot line, measured at a point where such line is closest to the building.
- <sup>5</sup> The minimum lot size, lot area for a lot on which a single-family model ordinance provisions affordable AFFH unit is located is 75% of the otherwise-applicable minimum lot size, lot area required for a lot on which a single-family residence that is not a model ordinance provisions affordable AFFH unit is located and the minimum lot size, lot area for a lot on which a two-family model ordinance provisions affordable AFFH unit is located is the minimum lot size, lot area required for a lot on which a single-family home that is not a model ordinance provisions affordable AFFH unit is located.

## NEW CASTLE TOWN CODE

District	Minimum Lot Size (See § 60-421)		Minimum Yards (feet)			Maximum Average Height of Principal Buildings (stories/feet) (See § 60-423.3)	Maximum Average Height of Accessory Buildings (stories/feet) (See § 60-423.3)	Minimum Floor Area (square feet)	Maximum Building Coverage (square feet)	Maximum Development Coverage (square feet)	Maximum Floor Area
	Frontage and Lot Width <sup>1</sup> (feet)	Lot Depth (feet)	Front	Side	Rear						
MFPD	See Note 2	No minimum	50	20, but where adjoining a 1-family residence district, no less than 30 or 1½ times the height of the building, whichever is greater (see Note 4)		3/35	N/A	Efficiency: 450 1-bedroom: 650 2-bedroom: 750 3-bedroom: 1,000 (including at least	N/A	N/A	N/A
MFR-M	See Note 3	No minimum	50	15, but where adjoining a 1-family residence district, no less than 25 of the height of the building, whichever is greater (See Note 4)		3/35	N/A	1½ baths) 4-bedroom: 1,200 (including at least 1½ baths)	N/A	N/A	N/A
MFR-C	See Note 3	No minimum	50			3/35	N/A		N/A	N/A	N/A

**NOTES:**

- <sup>1</sup> Except that, in approving new subdivisions, the Planning Board may reduce the frontage requirement to not less than 1/3 of the dimension specified above where lots front on turnarounds or elsewhere when determined to be in the public interest. Where such reduction in frontage is granted by the Planning Board, the lot width requirements may be reduced by a proportionate amount.
- <sup>2</sup> Five acres for each development, but no minimum for each individual building lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to the requirements of § 60-410H(4).
- <sup>3</sup> One acre for each development, but no minimum for each individual building lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to the requirements of § 60-410H(3) for the MFR-M District and § 60-410H(2) for the MFR-C District.
- <sup>4</sup> Any other provision of this chapter notwithstanding, the term "height of the building," as used in determining minimum yards in this schedule, is intended to be a measure of the sum of the following two distances:
  - (1) The vertical distance between the highest point of the roof and the finished grade level adjacent to the exterior wall that is nearest the applicable side or rear lot line; and
  - (2) The vertical distance, if any, by which the elevation of such finished grade level exceeds the grade level at the applicable side or rear lot line, measured at a point where such line is closest to the building.
- <sup>5</sup> The minimum lot size, lot area for a lot on which a single-family model ordinance provisions affordable AFFH unit is located is 75% of the otherwise-applicable minimum lot size, lot area required for a lot on which a single-family residence that is not a model ordinance provisions affordable AFFH unit is located and the minimum lot size, lot area for a lot on which a two-family model ordinance provisions affordable AFFH unit is located is the minimum lot size, lot area required for a lot on which a single-family home that is not a model ordinance provisions affordable AFFH unit is located.