

ZONING

185 Attachment 1

Schedule I
Bulk Requirements
Residence Districts RRR, RR, R, R-1, R-2 and R-2A
[Amended 10-13-2022 by L.L. No. 8-2022]

	District					
	RRR	RR	R	R-1	R-2	R-2A
Bulk Requirements:						
Minimum lot area (square feet)	21,780	15,000	12,000	7,500	5,000 per dwelling unit	5,000 per dwelling unit
Minimum lot frontage (feet) ⁴	100	100	100	75	50 (1F); 75 (2F)	50 (1F); 75 (2F) ⁵
Minimum lot width (feet)	100	100	100	75	50 (1F); 75 (2F)	50 (1F); 75 (2F)
Minimum lot depth (feet)	150	125	100	100	100	100
Minimum front yard (feet)	40	40	40	30	30	30
Minimum side yard interior (feet)	20 ¹	20 ¹	20 ¹	8 ²	8 ²	8 ²
Minimum side yard corner (feet)	20 ¹	20 ¹	20 ¹	8 ³	8 ³	8 ³
Minimum rear yard (feet)	40	30	25	25	25	25
Minimum gross aggregate floor area per dwelling unit (square feet)	1,200	1,200	1,000	800	800	800
Minimum gross ground floor area (square feet)	1,200	1,200	1,000	800	800	800
Maximum height (stories/feet)	2½ or 30, whichever is more restrictive	2½ or 30, whichever is more restrictive	2½ or 30, whichever is more restrictive	2½ or 30, whichever is more restrictive	2½ or 30, whichever is more restrictive	2½ or 30, whichever is more restrictive
Maximum building coverage	20%	20%	20%	20%	30%	20%
Maximum development coverage	N.A.	N.A.	N.A.	N.A.	N.A.	30%
Maximum floor area ratio	N.A.	N.A.	N.A.	N.A.	N.A.	0.25

NOTES:

¹ For a dwelling built without a garage, one side yard must be at least 32 feet and may be reduced to 20 feet if a garage is built on the lot. On a corner lot, the side yard must be 32 feet if there is no garage.

² The aggregate of both side yards must be 20 feet. For a dwelling built without a garage, there must be aggregate side yards of 32 feet with one being a minimum of 20 feet; the lesser side yard can be reduced to eight feet if a garage is built on the lot.

³ In the case of a corner lot without a garage, the side yard must be 20 feet, except that if a garage is built on the lot, the side yard may be reduced to eight feet.

⁴ The Planning Commission may reduce the minimum lot frontage to not less than ½ of the requirements listed above where residential lots front on culs-de-sac or elsewhere when determined to be in the public interest by the Planning Commission.

⁵ See § 185-13A(2)(a) for supplementary requirements regarding frontage for two-family homes.