

ZONING
34 Attachment 1
APPENDIX 1
Table I – Bulk Requirements

	A Zone	B Zone	T Zone	C Zone
Max. Building Height (stories)	2 1/2 stories	2 stories	2 stories	
Max. Building Height (feet)	28 feet	30 feet	30 feet	32 feet ¹
Max. Chimney Height (feet)	4 feet			
Min. Front Yard Setback	30% of the mean depth of the lot, not less than 75 feet or greater than 100 feet ²	75 feet (building) 50 feet (business activity)		75 feet (building)
Min. Zone Line Setback			75 feet (business activity) ³	50 feet
Min. Setback from Paris Avenue			125 feet (building) 25 feet (business activity)	
Min. Setback For All Other Yards			75 feet (building)	
Min. Side Yard Setback for Building — Interior	25% of the width of the lot, not less than 50 feet	50 feet		50 feet
Min. Side Yard Setback for Building — Street	Not less than 60 feet and not less than 30% of the depth of the adjoining lot, not to exceed 100 feet	50 feet		50 feet
Minimum Side/Rear Yard Setback for Business Activity incl. Parking		5 feet ⁴		
Min. Rear Yard Setback	25% of the average depth of the lot, not less than 50 feet	50 feet	50 feet	50 feet
Min. Accessory Building Setback — Front	Same as front yard requirement for A Zone	75 feet		75 feet ⁵
Min. Accessory Building Setback — Side/Rear	25 feet	50 feet/50 feet		75 feet ⁶
Min. Lot Size	2 acres (87,120 square feet) ⁷	5 acres (217,800 square feet)	5 acres (217,800 square feet)	5 acres (217,800 square feet)
Min. Lot Frontage	200 feet ⁸	200 feet	200 feet	
Min. Lot Width		200 feet ⁹	50 feet ¹⁰	
Min. Average Lot Width				300 feet or 1/5 of average length
Min. Lot Depth	200 feet ¹¹			
Max. Aggregate Ground Area of Main Residence	4.5%			
Max. Aggregate Ground Area of All Buildings and Structures	5% ¹²	15%	10%	
Max. Aggregate Improved Land Area		60%	40%	60%

(Code subsection 34-27.2 adopted by Ord. 2011-04 on 8/1/2011; amended by Ord. No. 2012-09, adopted 1/7/2013)

ROCHLEIGH CODE

NOTES TO TABLE I – BULK REQUIREMENTS:

- 1 42 feet when including ventilating and cooling towers
- 2 Exceptions may be made pursuant to § 34-23.3, paragraph a.2
- 3 Where adjacent to a residential zone line. Additional requirements for T Zone in § 34-9
- 4 30 feet, suitably landscaped and planted to provide a visual screen, where abutting a residential zone
- 5 Does not include transformer pads or buildings for fire hose connections
- 6 Does not include transformer pads or buildings for fire hose connections
- 7 No variance required for this item if present owner makes application to construct a building on this lot assuming lot complies with all ordinance requirements aside from Lot Area, Frontage and Depth
- 8 No variance required for this item if present owner makes application to construct a building on this lot assuming lot complies with all ordinance requirements aside from Lot Area, Frontage and Depth
- 9 Measured at street property line
- 10 Measured at street property line
- 11 No variance required for this item if present owner makes application to construct a building on this lot assuming lot complies with all ordinance requirements aside from Lot Area, Frontage and Depth
- 12 Exclusions noted in § 34-1 and § 34-23.6