

# ZONING

## 115 Attachment 1

### Town of Sardinia

#### Schedule of Yard, Bulk, Lot Area and Heights

District	Minimum Lot Area	Maximum Density	Minimum Lot Frontage (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Depth (feet)	Minimum Rear Yard Depth (feet)	Minimum Setback to Parking Areas (feet)	Minimum Distance Between Building on same lot (feet)	Maximum Building Length (feet)	No. Of Stories	Maximum Building Height (feet)	Maximum Building Coverage (percent)
AR	2 acres	1 dwelling unit per acre (see Note 1)	250	50	25	50  15 for accessory buildings		10	See Note 2	2.5	35	See Note 2
HR	1 acre	1 dwelling unit per 20,000 square feet	150	25	10 single family 3 patio home 25 multifamily bldgs	50 single 3 patio home 50 multifamily bldgs 15 accessory bldgs	25 to r.o.w. 10 to side 10 to rear	1/2 height of tallest building	125	2.5	35	35%
HB	1 acre	N/A	150	40	10 or height of building if to residential use P/L	50	25 to r.o.w. 10 to side 10 to rear 25 to residential use P/L	10	100	2.5	35	40%
LC	2 acres	N/A	150	50	25 or height of building, whichever is greater	50	50 to r.o.w. 10 to side 10 to rear 25 to residential use P/L	60	N/A	2	35	40%

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BL	3 acres	N/A	150	75	25 or height of building, whichever is greater	50	50 to r.o.w. 10 to side 10 to rear 25 to residential use P/L	60	N/A	3	50	40%
GCF	3 acres	N/A	250	75	25 or height of building, whichever is greater	50	50 to r.o.w. 10 to side 10 to rear 25 to residential use P/L	60	N/A	3	50	40%
PR	50 acres unless for conservation open spaces then 1 acre	N/A	150	75	25 or height of building, whichever is greater	50	50 to r.o.w. 10 to side 10 to rear 50 to residential use P/L	60	N/A	2	35	15%
MHP	6,600 square feet	0.69 units/acre	250 for park site 55 for home lot	150 for park site 25 to private street E.P.	150 from P/L of park site	150 from P/L of park site 15 for home lot	50 to r.o.w. 10 to side 10 to rear 50 to residential use P/L for any accessory parking areas	20 feet	N/A	2	35	30%

Notes:

1. Maximum density of 1 du/acre only applies when open space development designs are proposed.
2. Minimum livable ground floor area must be 840 square feet.