

ZONING

150 Attachment 1

**Borough of Brooklawn
Schedule of Heights, Area and Bulk (§150-40)
[Amended 5-16-2005 by Ord. No. 9-05]**

Criteria	Residential Single	Residential Attached	Residential Semidetached	Commercial, Light Industrial and Redevelopment Area Overlay Zone**
Lot area	6,250	1,500 square feet	5,425	10,000 square feet
Lot coverage (maximum)	35%	35%	35%	70%
Height (maximum) Feet Stories	35 2	35* 2*	35* 2*	35 3
Minimum setbacks (feet) Front yard Rear yard	20 35	20 35	20 35	30 20
Minimum width (feet) Side yard	10 minimum	2 from the extended common line of a party-wall which serves as the property line 15 from the property line to the nearest portion of a structure on end units of multiple attached residential structures	15	15 minimum, 35 aggregate total (2) side yards

Note: See Article IX for special requirements dealing with setback lines in all districts and other special matters.

* The maximum height measurement of 35 feet and two stories shall apply to newly constructed homes only. All additions to existing attached and semidetached dwellings shall be limited in height to one story or 18 feet.

**For Block 126, Lots 7 and 10, of the Brooklawn Redevelopment Area, see §150-11.1B(2).