

ZONING

Dimensional Regulations Table

Chapter 185, Zoning

[Amended 1-13-1997 by Ord. No. 96-14; 1-10-2000 by Ord. No. 99-13; 2-6-2012 by Ord. No. 2012-1; 12-2-2019 by Ord. No. 2019-17; 12-4-2023 by Ord. No. 23-12 (effective 1-1-2024); 6-2-2025 by Ord. No. 2025-5]

Zone**	OS-P	OS-A	RE	AR	R-40 CD	R-25	R-10 ⁹	NB/RBF	B	WB	LM	EH	GI
Minimum lot area	N/A	N/A	See Note 1	120,000 SF	40,000 SF ² 50,000 SF ³ 60,000 SF ⁴ 80,000 SF ⁵	25,000 SF ² 40,000 SF ⁴ 30,000 SF ^{3,5}	10,000 SF ² N/A ⁴ 15,000 SF ^{3,5}	10,000 SF	10,000 SF	10,000 SF	25,000 SF	100,000 SF	See Note 1
Minimum lot width/frontage	180 feet	180 feet	See Note 1	180 feet 100 feet	180 feet ² 100 feet ⁶	140 feet ² 75 feet ⁶	90 feet ² 60 feet ⁶	90 feet	90 feet 40 feet ⁷	90 feet 40 feet ⁷	140 feet 75 feet ⁷	150 feet	See Note 1
Minimum depth front yard See Note 8	50 feet	50 feet	See Note 1	50 feet ⁶	50 feet	30 feet	25 feet	3 feet ¹³	3 feet ¹³	25 feet	30 feet	25 feet	See Note 1
Maximum depth front yard ¹²	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15 feet ¹⁰	15 feet ¹⁰	N/A	N/A	N/A	N/A
Minimum depth rear yard	30 feet	30 feet	See Note 1	30 feet	30 feet	25 feet	20 feet	20 feet	20 feet	20 feet	25 feet	25 feet	See Note 1
Minimum width side yards	18 feet	18 feet	See Note 1	18 feet	18 feet	14 feet	9 feet	15 feet	9 feet	15 feet	25 feet	25 feet	See Note 1
Maximum building lot coverage	10%	15%	See Note 1	15%	15%	20%	25%	30% ¹³	30% ¹³	25%	40%	35%	See Note 1
Maximum height principal structure	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet ¹¹	35 feet ¹¹	35 feet	35 feet	35 feet	35 feet
Maximum height accessory structure	18 feet	18 feet	18 feet	18 feet	18 feet	18 feet	18 feet	18 feet	35 feet	35 feet	35 feet	20 feet	18 feet
Minimum setback accessory structure	18 feet	18 feet	See Note 1	18 feet	18 feet	14 feet	9 feet	15 feet	15 feet	15 feet	20 feet	25 feet	See Note 1
Minimum setback accessory structure 120 square feet or less	10 feet	10 feet	See Note 1	10 feet	10 feet	8 feet	6 feet	N/A	N/A	N/A	N/A	N/A	See Note 1

NOTES:

¹ As consistent with the requirements of the predominant residential zoning designation of the area surrounding the property, being either the R-25 or the R-40 District.

² Single-family dwelling

³ Two-family dwellings

⁴ Single-family dwelling with accessory living quarters or guest house

⁵ Other permitted or special use permit uses

⁶ Street frontage allowed where a lot abuts a cul-de-sac or an outside curb of a street with a center-line radius of less than 150 feet

⁷ Minimum distance of structure from any Residence District boundary line

⁸ Through and corner lots shall have the minimum depth required for a front yard at each street frontage for the zoning district in which each frontage is located.

¹⁰ Applies to at least one building on a parcel if more than one building is proposed.

¹¹ A building which is designed with a pitched roof having a minimum slope of 8/12 may exceed the height limit by 5 feet for a maximum height of 40 feet, or by 10 feet for a maximum height of 45 feet as part of an inclusionary zoning density bonus per § 185-195, *Incentives*.

¹² (Reserved)

¹³ (Reserved)

** Dimensional requirements are not applicable to both the Wildlife Refuge and Conservation Districts, as no structures are permitted.