

ZONING

350 Attachment 1

Borough of Old Forge

**Schedule A
Residential Use Schedule
[Amended 12-7-1999]**

	E-1 Environmental Conservation	R-1 Low-Density Residential	R-1A Moderate-Density (Existing) Residential	R-2 Medium-Density Residential
Principal permitted uses	a. Agriculture b. Nurseries and greenhouses c. Forestry d. Conservation and watershed land e. Game lands and bird sanctuaries f. Single-family residences, including mobile homes on permanent foundations g. Places of religious worship and cemeteries h. Public and semipublic buildings and uses, including storage yards i. Public and semipublic parks, playgrounds and open space	a. Single-family dwellings, including mobile homes on permanent foundations b. Public and semipublic buildings, excluding storage yards c. Public and semipublic parks, playgrounds and open space	a. Single-family dwellings, including mobile homes on permanent foundations b. Public and semipublic buildings, excluding storage yards c. Public and semipublic parks, playgrounds and open space	a. Single-family dwellings, including mobile homes on permanent foundations b. Two-family dwellings c. Places of religious worship and cemeteries d. Public and semipublic buildings, excluding storage yards e. Public and semipublic parks, playgrounds and open space
Accessory uses	Customary accessory uses and buildings, including but not limited to private garages and carports, barns, silos, sheds, farm produce stands, private swimming pools and essential services provided by public utilities	Customary accessory uses and buildings, including but not limited to private garages and carports, home gardening, garden houses, toolsheds, private swimming pools and essential services provided by public utilities	Customary accessory uses and buildings, including but not limited to private garages and carports, home gardening, garden houses, toolsheds, private swimming pools and essential services provided by public utilities	Customary accessory uses and buildings, including but not limited to private garages and carports, home gardening, garden houses, toolsheds, private swimming pools and essential services provided by public utilities
Special exception uses	Animal hospitals and kennels Golf courses, driving ranges, country clubs Home occupations Model homes Nurseries and day-care centers Nurseries and convalescent homes Personal care centers Public and parochial schools Radio and television towers Temporary structures	Home occupations Model homes Nursing and convalescent homes Nurseries and day-care centers Personal care centers Places of worship, not including cemeteries Public and parochial schools Temporary structures Townhouses and condominiums	Home occupations Model homes Nursing and convalescent homes Nurseries and day-care centers Personal care centers Places of worship, not including cemeteries Public and parochial schools Temporary structures Townhouses and condominiums Two-family dwellings	Home occupations Model homes Nursing and convalescent homes Nurseries and day-care centers Personal care centers Rooming and boarding homes Temporary structures
Conditional uses	None	Cluster housing Garden apartments	Cluster housing Multifamily housing	Multifamily housing Mobile home parks
Minimum lot size	2 acres	9,000 square feet	6,000 square feet	5,000 square feet
Minimum lot area per dwelling unit	One-family: 80,000 square feet	One-family: 9,000 square feet Garden apartments (per unit): 4,000 square feet	One-family: 6,000 square feet Two-family (per unit): 3,000 square feet Multifamily (per unit): 4,000 square feet Garden apartments (per unit): 3,000 square feet	One-family: 5,000 square feet Two-family (per unit): 2,500 square feet Multifamily (per unit): 3,000 square feet Garden apartments (per unit): 3,000 square feet
Minimum yards: Front Rear Side	100 feet 100 feet 75 feet	25 feet 30 feet 10 feet	20 feet 30 feet 7 feet	10 feet 20 feet 7 feet
Minimum lot frontage	150 feet	80 feet	40 feet	1 unit: 40 feet 2 units: 60 feet 3 or more units: 75 feet
Minimum lot depth	300 feet	100 feet	100 feet	100 feet
Minimum lot coverage	10%	35%	35%	50%
Minimum building height: Stories Feet	2 1/2 35	2 1/2 35	2 1/2 35	2 1/2 35

XXXXX CODE