

ZONING

95 Attachment 2

Town of Schroepfel

Schedule of Bulk Regulations

[Amended 2-15-2001 by L.L. No. 2-2001; 12-28-2003 by L.L. No. 2-2003; 10-23-2008 by L.L. No. 3-2008]

District	Minimum Lot Size (or dwelling unit per acre)	Minimum Lot Frontage All Uses	Minimum Front Yard Setback All Uses	Minimum Side and Rear Yard Setback All Uses	Maximum Building Height All Uses	Minimum Lot Depth All Uses
R-1		200 major/minor arterials 150 other roads	50 major/minor arterials			
1- or 2-family dwelling without sewer	40,000	100	50 major/minor arterials	15	35	200
1- or 2-family dwelling with sewer	20,000	100	35 other roads			
Other permitted uses	80,000			See § 95-10		
R-2		200 major/minor arterials 150 other roads	50 major/minor arterials 35 other road			
1- or 2-family dwelling without sewer	40,000	100	50 major/minor arterials	15	35	200
1- or 2-family dwelling with sewer	20,000	100	35 other roads	15		200
Multifamily	60,000	150		20		200
Townhouse	80,000			See § 95-10		
Other permitted uses						

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District	Minimum Lot Size (or dwelling unit per acre)	Minimum Lot Frontage All Uses	Minimum Front Yard Setback All Uses	Minimum Side and Rear Yard Setback All Uses	Maximum Building Height All Uses	Minimum Lot Depth All Uses
R-3		200 major/minor arterials	50 major/minor arterials			
1- or 2-family dwelling without sewer	40,000	100	50 major minor arterials	15	35	200
1- or 2-family dwelling with sewer	20,000	100	35 other road			
Other permitted uses	80,000					
R-4		200 major/minor arterials 150 other roads	50 major/minor arterials 35 other roads			
1- or 2-family dwelling without sewer	40,000	100	50 major/minor	15	35	200
1- or 2-family dwelling with sewer	20,000	100	35 other roads			
Other permitted uses	80,000					
C-3 and PUD	80,000	200 major/minor arterials 150 other roads	50 major/minor arterials 40 other roads	20	75	160
All uses subject to Articles XI, XIV and XV						
IP All permitted uses	None	100	50	25	75	None
I All permitted uses	80,000	200 major/minor arterials 150 other roads	100	50	75	200

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District	Minimum Lot Size (or dwelling unit per acre)	Minimum Lot Frontage All Uses	Minimum Front Yard Setback All Uses	Minimum Side and Rear Yard Setback All Uses	Maximum Building Height All Uses	Minimum Lot Depth All Uses
C-1 and C-2		200 major/minor arterials				
All permitted uses subject to § 95-10	80,000/20,000 with sewer	150 other roads	40	20	75	160
RMH-1		200 major/minor arterials 150 other roads	50 major/minor arterials			
1- or 2-family dwelling without sewer	40,000	100	50 major/minor arterials	15	35	200
1- or 2-family dwelling with sewer	20,000	100	35 other roads	15	35	200
Multifamily dwelling	60,000	150		20		200
RMH-2						
1- or 2-family dwelling without sewer	40,000	100	50 major/minor arterials	15	35	200
1- or 2-family dwelling with sewer	20,000	100	35 other roads			
Mobile home	60,000		35 other roads	15	35	200
Other permitted uses subject to other applicable ordinances	80,000			See § 95-10		
Aquifer Protection Overlay District	80,000 per unit in all districts; 20,000 per unit with sewer in R-4 only			All other bulk standards per underlying district		
All other permitted uses	80,000					

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District	Minimum Lot Size (or dwelling unit per acre)	Minimum Lot Frontage All Uses	Minimum Front Yard Setback All Uses	Minimum Side and Rear Yard Setback All Uses	Maximum Building Height All Uses	Minimum Lot Depth All Uses
Wellhead Protection Overlay District						
Residential uses	80,000 per unit			All other bulk standards per underlying district		
All other uses	80,000					

NOTE:

All linear requirements are expressed in feet, and lot size requirements are expressed in square feet.