

PLANNING AND ZONING REGULATIONS

10 Attachment 1

**Town of Delmar**

**Appendix A - Summary of Lot Area Requirements**

The following charts summarize for convenience and comparison the area requirements set forth in the preceding sections. Refer to the preceding sections for the complete list of requirements.

**Chart 1 - Lot Minimums**

District	Lot Area (square feet)	Lot Width Interior (feet)	Lot Width Corner Lot (feet)	Front Yard (Required Bldg. Setback) (feet)	Rear Yard (Setback) (feet)
Residential R-1	7,000	50	50	*20 from property line	30
Residential R-2	9,000	60	60	*25 from property line	30
Residential R-3 Mobile Homes	6,000	60	60	25 from property line	10
Residential R-4	4,000	45	45	20 from paved street	30
Central Business	5,000	50	50	20 from property line	30
Office and Service	7,000	60	60	20 from property line	30
Community Business	7,000	50	50	40 from property line	10
Highway/Regional Commercial	2 Acres	200	200	100 feet from property line	30 prop. Line, 50 residential
Light Industrial	25,000	100	100	50 from property line or 70 from the center line of street whichever is greater	30 prop. Line, 50 residential
Industrial	25,000	100	100	50 from property line or 70 from the center line of street whichever is greater	30 prop. Line, 50 residential

\*Where the majority of front setbacks have been established by existing development within a block, the average depth of said front setbacks shall apply. Where there is considerable irregularity in said setbacks, the Commission may determine the appropriate setback which will be the most compatible to the established setback of existing development to either side of the parcel under consideration.

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**Chart 2 - Lot Minimums**

<b>District</b>	<b>Side Yard (Interior Lot Side) (feet)</b>	<b>Side Yard (Corner Lot Side) (feet)</b>	<b>Buffer Zone (feet)</b>	<b>Minimum Setback Accessory Buildings (feet)</b>	<b>Maximum Building Height (feet)</b>
Residential R-1	10	10		5 from rear lot line 3 from side lot line	**35
Residential R-2	10	15		5 from rear lot line 3 from side lot line	**35
Residential R-3 Mobile Homes	5	25		5 from rear lot line 3 from side lot line	**35
Residential R-4	5	10		5 from rear lot line 3 from side lot line	**50
Central Business	15	15			35
Office and Service	10	10	5		35
Community Business	15	15	15		35
Highway/Regional Commercial	20	30 prop. Line, 50 residential	50		40
Light Industrial	25	Same as Front Setback	10 to rear lot line 15 to side lot line		40
Industrial	25	Same as Front Setback	10 to rear lot line 15 to side lot line		40

\*\* Building Height Accessory Buildings on Residential Lots - Accessory buildings, not exceeding one story or 20 feet in height, may be built in a rear yard only.