

APPENDIX A

401.1		MINIMUM LOT SIZES (1)			MINIMUM YARD SIZES			
Zoning District	Type of Unit	Lot Area Per Dwelling Unit Or use	Minimum lot Width @ROW (3)	Maximum lot Coverage by structure	Minimum Front depth (2) (4)	Minimum Rear depth	Minimum setback from Side yard	Maximum Height limits
A & R-1	Single family Dwellings	One acre	110 feet	20 percent	50 feet	40 feet	30 feet	45 feet
	Other uses	Two acres	200 feet	20 percent	50 feet	50 feet	30 feet	45 feet
R-2, R-3 & B Served by neither central water supply nor central sewage disposal system	Single family Dwellings	30,000 square feet	95 feet	20 percent	50 feet	30 feet	15 feet	45 feet
	Multiple family Dwellings	20,000 sq. ft.	(3)	20 percent	50 feet	30 feet	15 feet	45 feet
	Other uses	1.5 acres	175 feet	50 percent	50 feet	30 feet	15 feet	45 feet
R-2, R-3 & B Served by either central water supply or central sewage disposal system	Single family Dwelling	20,000 sq. ft.	80 feet	20 percent	50 feet	20 feet	12.5 feet	45 feet
	Multiple family Dwelling	15,000 sq. ft.	(3)	20 percent	50 feet	20 feet	12.5 feet	45 feet
	Other uses	1.5 acres	175 feet	50 percent	50 feet	20 feet	12.5 feet	45 feet
R-2, R-3 & B Served by both Central water Supply and Central sewage Disposal	Single family Dwelling	15,000 sq. ft.	75 feet	30 percent	50 feet	15 feet	10 feet	45 feet
	Multiple family Dwelling	10,000 sq. ft.	(3)	30 percent	50 feet	15 feet	10 feet	45 feet
	Other uses	1.5 acres	175 feet	50 percent	50 feet	15 feet	10 feet	45 feet
R-3	Mobile Home Park	See SECTION 508						
I	Other uses	Two acres	200 feet	60 percent	50 feet	50 feet	30 feet	45 feet

- (1) For purposes of measuring lot area on exceptionally deep lots, only that part of the depth which is less than four (4) times the lot width @ ROW may be used in calculations.
- (2) Front depth – depth from the nearest road right of way line to building line and measured at right angles to the right of way line.
- (3) All lots shall have a maximum lot depth to lot width ratio 4:1.
- (4) Section 401.2 - Since Route 6 (Roosevelt Highway) is a State Designated Principal Arterial Highway having variable widths, the minimum front depth in all districts shall be 115 feet measured from the centerline of Route 6 to the building line.