

ZONING

585 Attachment 2

Schedule of Area, Yard and Bulk Requirements

District	Use	Minimum Lot Dimensions			Minimum Yard Dimensions							Maximum Height				Minimum Floor Area Required (Square Feet)	Maximum Building Coverage (Percent)	Maximum Lot Coverage (Percent)	Floor Area Ratio
					Principal Building				Accessory Buildings										
		Area (Square Feet)	Width (Feet)	Depth (Feet)	Front (Feet)	Side One (Feet)	Side Both (Feet)	Rear (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Principal Buildings (Stories) (Feet)	Accessory Buildings (Stories) (Feet)						
R-1	Detached single-family dwellings (6)	5,000	50	100	25	8	13	20	—	3	3	2	26	1	15	1,000/dwelling	35%	60%	0.55
	All other uses permitted in the district	20,000	100	200	30	25	50	50	—	5	10	3	35	1	15	—	30%	60%	0.55
R-2	Detached single-family and other legally existing residential uses (2)(6)	5,000	50	100	25	5	15	20	—	3	3	2	27	1	15	1,000/dwelling unit	30%	60%	0.55
	All other uses permitted in district (other than new 2-family)	20,000	100	200	30	20	30	50	—	5	10	3	35	1	15	—	30%	60%	0.55
	New 2-family	7,500	75	100	25	5	15	20	—	—	—	2	27	1	15	1,200/dwelling unit	30%	60%	0.55
R-LR	Apartments (3)(4)(5)(6)	15,000	100	150	25	10	20	25	—	5	10	3	35	1	15	—	35%	60%	0.75
	Row houses or townhouses	10,000	100	100	25	10	20	25	—	5	10	3	35	1	15	1,200/dwelling unit	30%	60%	0.75
R-MR	Apartments (3)(4)(5)(6)	20,000	100	200	25	12	30	25	—	6	10	7	85	1	15	—	35%	60%	0.75
	Row houses or townhouses	10,000	100	100	25	10	20	25	—	6	10	3	35	1	15	1,200/dwelling unit	30%	60%	0.75
C-NR	All uses permitted in the district (4)(5)(6)	5,000	50	100	10	10	15	20	—	—	—	2	30	—	—	—	45%	75%	1.50
C-C	All uses permitted in the district (4)(5)(6)	30,000	150	200	20	12	18	20	—	—	—	2	40	—	—	—	45%	80%	1.50
C-H	All uses permitted in the district (4)(5)(6)	20,000	200	100	20	12	18	20	—	—	—	—	40	—	—	4,000	45%	80%	1.50
C-R	All uses permitted in the district (4)(5)(6)	10,000	100	100	20	12	18	20	—	—	—	—	40	—	—	4,000	45%	80%	—
C-PD	All uses permitted in the district	See § 585-10N																	
I-LI	All uses permitted in the district (4)(5)(6)	20,000	100	200	25	15	50	25	—	—	—	—	40	—	—	5,000	45%	75%	0.75

NOTES:

- (1) For exceptions to this schedule, see § 585-78 of this chapter.
- (2) A legal existing residential dwelling in an R-2 District may be reconstructed, enlarged, modified or renovate with the same type use on the existing lot, irrespective of the size of the existing lot, provided such new residential building complies with all other bulk requirements.
- (3) Studio 600 square feet; 1-bedroom 750 square feet and 2-bedroom 950 square feet.
- (4) Open space - studio: 150 square feet; 1-bedroom: 200 square feet; 2-bedroom: 250 square feet; 3-bedroom: 300 square feet; and 4-bedroom: 350 square feet. Parking lots shall not be credited toward “usable open space.”
- (5) Parapet walls shall not exceed four feet in height in the R-LR, R-MR, C-NR, C-C, C-H, C-R, C-PD, I-LI districts.
- (6) All houses of worship must have a minimum of 25 feet for both side yards in any zone.