

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 (2) | Maximum lot Coverage by structure | Minimum Front depth (1) (3) | Minimum Rear depth | Minimum setback from Side yard | Maximum Height limits |
| A , R-1 & B-1 | Single family Dwellings | One acre (43,500 sq ft) | 110 feet | 20 percent | 40 feet | 40 feet | 30 feet | 45 feet |
| | Accessory Uses Other uses | Two acres | 200 feet | 20 percent | 40 feet 40 feet | 30 feet 50 feet | 15 feet 30 feet | 45 feet |
| R-2, R-3 & B-2 Served by neither central water supply nor central sewage disposal system | Single family Dwellings | 30,000 square feet | 95 feet | 20 percent | 30 feet | 30 feet | 15 feet | 45 feet |
| | Multiple family Dwellings | 20,000 sq. ft. | 100 feet | 20 percent | 30 feet | 30 feet | 15 feet | 45 feet |
| | Other uses | 1.5 acres | 175 feet | 50 percent | 30 feet | 30 feet | 15 feet | 45 feet |
| R-2, R-3 & B-2 Served by either central water supply or central sewage disposal system | Single family Dwelling | 20,000 sq. ft. | 80 feet | 20 percent | 30 feet | 20 feet | 12.5 feet | 45 feet |
| | Multiple family Dwelling | 15,000 sq. ft. | 95 feet | 20 percent | 30 feet | 20 feet | 12.5 feet | 45 feet |
| | Other uses | 1.5 acres | 175 feet | 50 percent | 30 feet | 20 feet | 12.5 feet | 45 feet |
| R-2, R-3 & B-2 Served by both Central water Supply and Central sewage Disposal | Single family Dwelling | 15,000 sq. ft. | 75 feet | 30 percent | 30 feet | 15 feet | 10 feet | 45 feet |
| | Multiple family Dwelling | 10,000 sq. ft. | 80 feet | 30 percent | 30 feet | 15 feet | 10 feet | 45 feet |
| | Other uses | 1.5 acres | 175 feet | 50 percent | 30 feet | 15 feet | 10 feet | 45 feet |
| R-3 | Mobile Home Park | See SECTION 508 | | | | | | |
| I | Other uses | Two acres | 200 feet | 60 percent | 30 feet | 50 feet | 30 feet | 45 feet |

(1) 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.

(2) All lots having less than 450’ width shall have a maximum lot depth to lot width ratio 4:1.

(3) 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 100 feet measured from the centerline of Route 6 to the building line.