

*Schedule of Bulk, Area and Parking Regulations*

**Low Density Residential**

Use	Minimum Area Lot (sq. feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard Each (feet)	Minimum Rear Yard (feet)	Maximum Height (Stories)	Maximum Height (feet)	Maximum Lot Coverage %	Off-Street Parking Required
One-Family detached dwelling; Two Family dwelling	2500	25	95	15	10	20	3	40	30%	2 per dwelling unit
Three or Four Family dwelling within a pre-existing building	2500	25	95	15	10	20	3	40	30%	2 per dwelling unit
Cooperative House*	2500	25	95	15	10	20	3	40	30%	2 per 3 bedrooms; or portion thereof
Family Day Care	2500	25	95	15	10	20	3	40	30%	2
Home Occupation/Home Professional Office	2500	25	95	15	10	20	3	40	30%	dwelling unit requirement plus 1 per non-resident employee
Buildings, uses or facilities of Governmental Unit	5000	45	95	15	10	20	3	40	50%	As determined by Planning Board
House of Worship	5000	45	95	15	10	20	3	40	50%	As determined by Planning Board
Membership Clubs	15000	100	150	30	30	30	3	40	30%	As determined by Planning Board
Private Recreational Facilities	5000	45	95	15	10	20	3	40	50%	As determined by Planning Board
Public Libraries	7500	75	75	30	30	30	3	40	50%	As determined by Planning Board
Public Parks, Playgrounds										As determined by Planning Board
School of General Instruction	15000	100	150	30	30	30	3	40	50%	1 per 16 students

- 1) A detached dwelling may have less than the required side yard on one side if a ten-foot yard is provided by the adjacent use along the same lot line AND where the dwelling provides a ten-foot minimum side yard along the other side lot line.
- 2) Parking subject to Article IX.
- 3) Cooperative Houses in existence at te time this Chapter is adopted, must submit a complete application for a Special Permit to the City Planning Bpad within six months of this Chapter's adoption.

Accessory structures and uses are permitted pursuant to Section 300-31 , Accessory Uses and Structures, as well as other applicable sections of this Chapter.