

SCHEDULE OF REQUIREMENTS

| ZONE | PRIMARY USE | MINIMUM LOT AREA OR DENSITY | MINIMUM NET BLDG. ENVELOPE AREA | MINIMUM LOT FRONTAGE (FT.) | MINIMUM DIAMETER L.G.C. (FT.) | MINIMUM DIAMETER B.E.C. (FT.) | MINIMUM SETBACKS (FT.) ⁽¹⁹⁾ | | | MAXIMUM HEIGHT (FT.) ⁽¹⁹⁾ |
|----------------------|---|---|---------------------------------|----------------------------|-------------------------------|-------------------------------|--|----------------------------|--------------------|--------------------------------------|
| | | | | | | | SIDE YARD | FRONT YARD ⁽¹⁴⁾ | REAR YARD | |
| R ⁽¹⁶⁾ | DETACHED SINGLE DWELLING | 20,000 SQ. FT. | 7,000 SQ.FT. | 75 | 100 ⁽¹⁾ | 70 | 15 | 50 | 35 | 35 |
| R-1 ⁽¹⁶⁾ | DETACHED SINGLE DWELLING | 1 ACRE | 12,000 SQ.FT. | 100 | 160 ⁽¹⁾ | 160 | 30 | 50 | 50 | 35 |
| R-2 ⁽¹⁶⁾ | DETACHED SINGLE DWELLING | 2 ACRE | 25,000 SQ.FT. | 100 | 225 ⁽¹⁾ | 140 | 40 | 60 | 50 | 35 |
| R-3 ⁽¹⁶⁾ | DETACHED SINGLE DWELLING | 3 ACRE | 40,000 SQ.FT. | 100 | 250 ⁽¹⁾ | 150 | 50 | 60 | 50 | 35 |
| R-5 ⁽¹⁶⁾ | DETACHED SINGLE DWELLING | 5 ACRE | 80,000 SQ.FT. | 100 | 300 ⁽¹⁾ | 200 | 50 | 60 | 50 | 35 |
| R-10 ⁽¹⁶⁾ | DETACHED SINGLE DWELLING | 10 ACRE | 140,000 SQ.FT. | 100 | 400 ⁽¹⁾ | 240 | 80 | 100 | 100 | 35 |
| R-C | DETACHED SINGLE DWELLING | 20,000 SQ. FT. | 7,000 SQ.FT. | 75 | 100 | 70 | 15 | 50 | 35 | 35 |
| CR-1 | CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H. | AVERAGE ⁽³⁾ (14) 40,000 SQ. FT. 0.214 DU/Ac ⁽⁴⁾ (7) | 12,000 SQ.FT. ⁽⁵⁾ | AS APPROVED ⁽³⁾ | 160 ⁽¹⁾ (8) | 35 ⁽¹²⁾ | 15 ⁽¹²⁾ (13) | 35 ⁽¹¹⁾ (12) | 35 ⁽¹²⁾ | 35 |
| CR-2 | CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H. | SEE R ZONE ⁽⁶⁾ 1.30 D.U./Ac ⁽⁴⁾ (7) | 7,000 SQ.FT. ⁽⁵⁾ | 75 ⁽³⁾ (11) | 100 ⁽¹⁾ (8) | 70 ⁽³⁾ | 15 ⁽³⁾ | 50 ⁽³⁾ | 35 ⁽³⁾ | 35 |
| B | RETAIL BUSINESS OR DETACHED SINGLE DWELLING | SEE R ZONE 1.30 D.U./Ac. | N.A. | 50 | 100 | 25 | 15 | 25 | 10 | 35 |
| G | GOLF CLUB | 35 ACRE | N.A. | 100 | N.A. | N.A. | 250 | 250 | 250 | 35 |
| REB ⁽¹⁶⁾ | NONE (CONDITIONAL USE OVERLAY) | 10 ACRE | 140,000 SQ.FT. | 100 | 400 ⁽¹⁾ | 240 | 80 | 100 | 100 | 35 |

- (1) WHEN A LOT FACES ON MORE THAN ONE STREET, THE REQUIRED DIAMETER OF L.G.C. SHALL INCREASE BY 25%
- (2) AT LEAST 75% OF NET BUILDING ENVELOPE AREA MUST BE CONTIGUOUS
- (3) FOR CONVENTIONAL SINGLE UNIT RESIDENCE
- (4) GROSS DENSITY DEFINED
- (5) FOR MULTI UNIT RESIDENTIAL USE
- (6) AT LEAST 59% OF TRACT MUST BE COMMON OPEN SPACE
- (7) AT LEAST 32% OF TRACT MUST BE COMMON OPEN SPACE
- (8) RESIDENTIAL STRUCTURES IN THE BUSINESS DISTRICT SHALL MEET ALL THE LIMITING SCHEDULE REQUIREMENTS OF THE "R" RESIDENCE DISTRICT
- (9) SEE SPECIAL PROVISIONS OF SECTION 12-8.6.
- (10) NO DWELLING SHALL HAVE MORE THAN TWO AND ONE-HALF STORIES
- (11) SEE SUBSECTION 21-4-2.c.
- (12) SEE SUBSECTION 21-4-2.d.2.
- (13) TWO SIDE YARDS COMBINED MUST EQUAL AT LEAST 40'
- (14) WHEN A LOT FACES MORE THAN ONE STREET ALL YARDS FACING A STREET SHALL BE CONSTRUED AS FRONT YARDS
- (15) SETBACK ADJUSTMENT FOR STRUCTURES OVER 20' HIGH IN THE R-3, R-5 AND R-10 ZONES IS REQUIRED PURSUANT TO SECTION 21-4.9.
- (16) TOTAL PERMITTED FLOOR AREA = 2600 SQ. FT. + (1700 SQ. FT. X ACREAGE OF LOT)
- (17) FLAG LOTS ARE PERMITTED IN ACCORDANCE WITH SECTION 12-9
- (18) SEE 21-4.6g and 21-5B.1 *

LEGEND

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| B | RETAIL BUSINESS OR DETACHED SINGLE DWELLING |
| CR-1 | CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H. |
| CR-2 | CONVENTIONAL SINGLE UNIT RESIDENTIAL COMBINED WITH L.I.H. |
| G | GOLF CLUB |
| R | DETACHED SINGLE DWELLING |
| R-1 | DETACHED SINGLE DWELLING |
| R-2 | DETACHED SINGLE DWELLING |
| R-3 | DETACHED SINGLE DWELLING |
| R-5 | DETACHED SINGLE DWELLING |
| R-10 | DETACHED SINGLE DWELLING |
| R-C | DETACHED SINGLE DWELLING |
| REB | REUSE OF EXISTING BUILDINGS - OVERLAY DISTRICT |