

ZONING - DIMENSIONAL REGULATIONS

ARTICLE 13, TABLE 13:

SUBDISTRICT: H-2-65

DISTRICT OVERLAY: GROUNDWATER CONSERVATION

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT AREA	N/A	1,450 SF	NO CHANGE	
MIN. LOT AREA PER ADDIT'L UNIT	N/A	N/A	N/A	
MIN. LOT WIDTH	N/A	19.34'	NO CHANGE	
MIN. LOT FRONTAGE	N/A	19.34'	NO CHANGE	
MAX. ALLOWABLE F.A.R.	2	2.72	2.88	
MAX ALLOWABLE BUILDING HEIGHT	65'	60'		
MIN. USABLE OPEN SPACE SF/DWELLING	150 SF	569 SF	335 SF	
MIN. FRONT YARD	MODAL	NONE	NO CHANGE	MODAL
MIN. SIDE YARD	(4)	N/A	N/A	
MIN. REAR YARD	17.5'	30.5'	18'	SHALLOW LOT
MAX ACCESSORY BUILDING OCCUP. (REAR)	30%	N/A	N/A	

KEY

L = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line

L' = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is required.

H = Height of building above the height below which no setback is required.