

SINGLE-FAMILY ZONE DISTRICT

Uses by right: Single-family dwelling and customary accessory uses, accessory to use of the lot for single-family residential purposes and fences, hedges, gardens, walls and similar landscape features; park.

Uses, special: Studio for conduct of arts and crafts and home occupation.

Minimum lot area: Fourteen thousand (14,000) square feet.

Maximum lot coverage: Thirty percent (30%).

Minimum Setback:

- 1) Front yard: Local streets. Fifty (50) feet from street centerline or twenty-five (25) feet from front lot line, whichever is greater;
- 2) Rear yard: Twenty-five (25) feet from rear lot line;
- 3) Side yard: Ten (10) feet from side lot line or one-half (½) the height of the principal building, whichever is greater.

Maximum height of buildings: Twenty-five (25) feet.

Maximum floor area ratio: 0.15/1.0

OPEN SPACE/PARKLAND

Used by right: Playgrounds, trails, park, playing fields, landscaping, water and sewage treatment facilities and lines.

Minimum setback:

- 1) Front yard: Local streets. Fifty (50) feet from street centerline or twenty-five (25) feet from front lot line, whichever is greater;
- 2) Rear yard: Twenty-five (25) feet from rear lot line;
- 3) Side yard: Ten (10) feet from side lot line or one-half (½) the height of the principal building, whichever is greater.

Maximum height of buildings: Twenty-five (25) feet.

TWO-FAMILY ZONE DISTRICT

Uses by right: Two-family dwelling and customary accessory uses, accessory to use of the lot for two-family residential purposes and fences, hedges, gardens, walls and similar landscape features; park.

Uses, special: Studio for conduct of arts and crafts and home occupation.

Minimum lot area: Fourteen thousand (14,000) square feet.

Maximum lot coverage: Fifty percent (50%).

Minimum Setback:

- 1) Front yard: Local streets. Fifty (50) feet from street centerline or twenty-five (25) feet from front lot line, whichever is greater;
- 2) Rear yard: Twenty-five (25) feet from rear lot line;
- 3) Side yard: Ten (10) feet from side lot line or one-half (½) the height of the principal building, whichever is greater.

Maximum height of buildings: Twenty-five (25) feet.

Maximum floor area ratio: 0.25/1.0