

APPENDIX “B”
Table of Area and Bulk Regulations

NOTE: This table is provided for reference only. Individual districts and the area and bulk regulations must be consulted for the specific and full set of requirements that apply to each use. If a conflict exists between this chart and the zoning ordinance text, the zoning ordinance text shall take precedence.

District	Min. Net Lot Area	Min. Lot Width Bldg./Street	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. FAR	Max. Lot Cover	Max Height	Min Green Space
RA	3.5 acres	250/20	100	40/100agg	100		10%	35 ft	90%
RA Farmside V ¹	30,000 sq. ft.	125	45	25/60agg	50		25%	No max height	75%
A-RT	4 acres	250	100	40/100agg	100		10%	35 ft	90%
A-RT Farmstead Transition ²	30,000 sq. ft.	125	45	25/60agg	50		25%	No max height	75%
R-1	2 acres	200	80	25/60agg	60		10%	35 ft	90%
R-2	1 acre	150	50 ³	20/50agg	50		20%	35 ft	80%
H – Cluster ⁴	30,000 sq. ft.	125	45	25/50agg	50		25%	No max height	75%
E-1 - residential ⁵	2 acres	200	80	25/60agg	60		10%	35 ft	90%
C-1	2 acres	400/400 ⁶	60	15	100	40%	50%	35 ft	50%
C-2	2 acres	400/400 ⁵	60	15	100	40%	50%	35 ft	50%

¹ 65% of tract to remain in 1 or 2 farm tracts, see Section 122-16.

² 65% of tract to remain in farmstead and common open space, see Section 122-21.

³ The minimum front yard is 80’ when the lot fronts on an arterial, collector or rural road.

⁴ Other than “Historic District – Cluster,” area & bulk regulations within the Historic District overlay follow the base zoning. 45% of the tract must remain in an historic tract and common open space, see Section 122-36

⁵ Area and bulk regulations for non-residential uses in the E-I District vary depending on the use.

⁶ Two or more lots may combine their frontage qualification, providing a single/shared ingress/egress.

C-3	2 acres	400/400 ⁵	60	15	100	40%	50%	35 ft	50%
C-2A	4 acres	400/400 ⁷	70 ⁸	15	80	40%	60%	35 ft	40%
HC	4500 sq. ft.	50/50	10	10	20		50%	35 ft	50%

Cluster and lot averaging – See §122-82, 83 and 84

⁷ Frontage on Rte. 202 may be reduced to 300 feet for a corner lot having at least 400 feet frontage on the side road.

⁸ May be reduced by conditional use to 35 feet.