

**ZONING DISTRICTS AND THE MINIMUM SETBACKS**

**S-100:**

TYPE OF HOME	SINGLE FAMILY
HEIGHT	MAXIMUM OF 2 ½ STORIES OR 35 FEET
FRONT YARD	NOT LESS THAN 30 FEET
SIDE YARDS	TWO (2) SIDE YARDS, NONE LESS THAN 12 FEET, TWO (2) COMBINED TOTAL AT LEAST 27 FEET
CORNER LOT	SIDE YARD ON SIDE STREET FRONTAGE, WIDTH NOT LESS THAN 25 FEET
REAR YARD	NOT LESS THAN 25 FEET
MAXIMUM LOT COVERAGE	35 PERCENT
MINIMUM LOT AREA	10,000 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET

**S-80:**

TYPE OF HOME	SINGLE FAMILY OR TWO FAMILY
HEIGHT	MAXIMUM OF 2 ½ STORIES OR 35 FEET
FRONT YARD	NOT LESS THAN 25 FEET
SIDE YARDS	TWO (2) SIDE YARDS, NONE LESS THAN 8 FEET, TWO (2) COMBINED TOTAL AT LEAST 18 FEET
CORNER LOT	SIDE YARD ON SIDE STREET FRONTAGE, WIDTH NOT LESS THAN 15 FEET ON A LOT WITH A 60 FOOT FRONT WIDTH: THE WIDTH OF SUCH LOT SHALL BE INCREASED BY SIX (6) INCHES FOR EACH ADDITIONAL FOOT OF WIDTH OF THE LOT IN EXCESS OF SUCH 60 FEET: HOWEVE, IN NO CASE NEED SUCH SIDE YARD EXCEED 25 FEET IN WIDTH
REAR YARD	NOT LESS THAN 25 FEET
MAXIMUM LOT COVERAGE	40 PERCENT
MINIMUM LOT AREA	6,000 SQUARE FEET (SINGLE FAMILY) 8,000 SQUARE FEET (TWO FAMILY)
MINIMUM LOT WIDTH	60 FEET (SINGLE FAMILY) 80 FEET (TWO FAMILY)

**S-75:**

TYPE OF HOME	SINGLE FAMILY
HEIGHT	MAXIMUM OF 2 ½ STORIES OR 35 FEET
FRONT YARD	NOT LESS THAN 30 FEET
SIDE YARDS	TWO (2) SIDE YARDS, NONE LESS THAN 10 FEET, TWO (2) COMBINED TOTAL AT LEAST 22 FEET
CORNER LOT	SIDE YARD ON SIDE STREET FRONTAGE, WIDTH NOT LESS THAN 18 FEET
REAR YARD	NOT LESS THAN 25 FEET
MAXIMUM LOT COVERAGE	35 PERCENT
MINIMUM LOT AREA	7,500 SQUARE FEET
MINIMUM LOT WIDTH	75 FEET

**S-60:**

TYPE OF HOME	SINGLE FAMILY
HEIGHT	MAXIMUM OF 2 ½ STORIES OR 35 FEET
FRONT YARD	NOT LESS THAN 25 FEET
SIDE YARDS	TWO (2) SIDE YARDS, NONE LESS THAN 8 FEET, TWO (2) COMBINED TOTAL AT LEAST 18 FEET
CORNER LOT	SIDE YARD ON SIDE STREET FRONTAGE, WIDTH NOT LESS THAN 15 FEET
REAR YARD	NOT LESS THAN 25 FEET
MAXIMUM LOT COVERAGE	40 PERCENT
MINIMUM LOT AREA	6,000 SQUARE FEET
MINIMUM LOT WIDTH	60 FEET

**S-50:**

TYPE OF HOME	SINGLE FAMILY
HEIGHT	MAXIMUM OF 2 ½ STORIES OR 35 FEET
FRONT YARD	NOT LESS THAN 25 FEET
SIDE YARDS	TWO (2) SIDE YARDS, NONE LESS THAN 8 FEET, TWO (2) COMBINED TOTAL AT LEAST 18 FEET
CORNER LOT	SIDE YARD ON SIDE STREET FRONTAGE, WIDTH NOT LESS THAN 12 FEET
REAR YARD	NOT LESS THAN 25 FEET
MAXIMUM LOT COVERAGE	40 PERCENT
MINIMUM LOT AREA	5,000 SQUARE FEET
MINIMUM LOT WIDTH	50 FEET

**COMMERCIAL (C):**

HEIGHT	MAXIMUM OF 4 STORIES OR 50 FEET
FRONT YARD	NOT LESS THAN 10 FEET
SIDE YARDS	PLANNING BOARD CONSIDERS THE MATTER OF SIDE YARDS, THERE SHALL BE NO MORE THAN 200 FEET OF BUILDING WITHOUT A BREAK
REAR YARD	NOT LESS THAN 50 FEET, ACCESSORY BUILDING NOT LESS THAN 20 FEET TO THE REAR LOT LINE
MAXIMUM LOT COVERAGE	70 PERCENT
MINIMUM LOT AREA	10,000 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET

**INDUSTRIAL (I):**

HEIGHT	MAXIMUM OF 2 STORIES OR 350 FEET
FRONT YARD	NOT LESS THAN 50 FEET
SIDE YARDS	THERE SHALL BE TWO (2) SIDE YARDS AND NO SIDE YARD SHALL BE LESS THAN 25 FEET PROVIDED, HOWEVER, THAT THE AGGREGATE WIDTH OF THE TWO SIDE YARDS COMBINED MUST TOTAL AT LEAST 35 % OF THE LOT WIDTH AT THE BUILDING LINE. NO ACCESSORY BUILDING SHALL BE CLOSER THAN 50 FEET TO ANY SIDE LOT LINE
REAR YARD	NOT LESS THAN 50 FEET, NO ACCESSORY BUILDING SHALL BE CLOSER THAN 50 FEET TO THE REAR LOT LINE
MAXIMUM LOT COVERAGE	40 PERCENT
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	300 FEET AT THE BUILDING LINE