



TABLE II.1 Use	Residential					Nonresidential				
	RS-1	RS-2	RS-3	RG-1	RG-2	CPO	CN	CG	CI	IW
Electronics and machinery assembly										•
Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both								C	•	
Establishments or facilities for the retail sale and service of beer or wine either for on-premises or off-premises consumption, or both								•	•	
Fabricators (plumbing, electrical, mechanical and sheet metal)									•	
Facilities for assistance to needy having a revenue ruling as to tax exemption pursuant to section 501(c)(3), Internal Revenue Code, limited to referral services only, no walk-ins							•	•	•	
Fitness center, gymnasium, tennis club								•	•	
Fortune tellers								•	•	
Funeral homes (excluding crematoriums)							•	•	•	
Furniture stores								•	•	
Game room for bingo									•	
Game rooms, including billiards (soundproofed), excluding for bingo								•	•	
Gun sales/repairs								•	•	
Hardware stores								•	•	
Health spas, massage therapy/licensed masseurs							•	•	•	
Heating/AC, commercial sales/service									•	
Hobby/craft shops								•	•	
Home improvement center								•	•	
Homes for aged, nursing homes, housing for the elderly, group homes				•	•	•	•	•	•	
Home occupations	C	C	C	C	C					
Hospital							•	•	•	
Hotel, motel									•	
Interior decorating (no outside retail display)						•	•	•	•	



TABLE II.2

Residential Zoning Districts	RS-1	RS-2	RS-3	RG-1			RG-2		
				Single-family	Two-family	Multi-family	Single-family	Two-family	Multi-family
Minimum Lot Width (feet)	100	100	90	75	75	100	32	75	100
Minimum Lot Area (sq. feet)	25,000	15,000	10,800	7,500	10,000	6,000 ⁽¹⁾	2,900	10,000	6,000 ⁽¹⁾
Maximum Lot Coverage	30%	30%	35%	35%	35%	35%	60%	60%	60%
Impervious Surface Ratio	70%	70%	70%	70%	70%	70%	70%	70%	70%
Front Yard Requirement (feet)	60	30	25	20	20	20	15	20	20
Side Yard Requirement (feet)	10	10	8	8	10	10	3 ⁽²⁾	10	10
Rear Yard Requirement (feet)	30	20	20	10	10	20	10	10	20
Maximum Structure Height (feet)	35	35	35	35	35	35	35	35	35

Non-residential Zoning Districts	CPO	CN	CG	CI	IW
Minimum Lot Width (feet)	60	50	50	50	50
Minimum Lot Area (sq. feet)	6,000	10,000	10,000	10,000	10,000
Maximum Lot Coverage	65%	None	None	None	None
Maximum Floor Area Ratio	0.20	0.20	0.40	1.0	1.5
Impervious Surface Ratio	75%	75%	75%	75%	75%
Front Yard Requirement (feet)	10	20 ⁽³⁾	20 ⁽³⁾	20 ⁽³⁾	15
Side Yard Requirement (feet)	10	10	10	10	15
Rear Yard Requirement (feet)	10	10	10	10	15
Maximum Structure Height (feet)	35	35	40	55 ⁽⁴⁾	35
Maximum building length (feet) ⁽⁵⁾	120	120	120	120	120

- (1) 6,000 square feet for the first family unit and 5,360 square feet for each additional dwelling unit (gross density of not more than 8 units per acre).
- (2) Provided that when combined with the adjacent side yard at least ten 10 feet exists between buildings.
- (3) Except where lot width is less than 100 feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots, or where lot is adjacent to residentially zoned property, front yard shall meet requirements for such adjacent property.
- (4) Except for those structures located within the Interstate Impact Area whose height shall not exceed 75 feet.
- (5) The maximum length of the side of a building parallel, or within forty five (45) degrees of parallel, to Park Avenue and Kingsley Avenue shall be one hundred twenty (120) feet.