

R-1A - ZONE - ZONING REVIEW - Short Form*

Note: The items below must be reviewed and found in compliance prior to issuance of a permit. Therefore, the appropriate data must be shown on the survey/lot development plans and building plans and/or documented with other submittals. Incomplete submittals will result in request for additional data and extended review period.

BLOCK _____ , LOT _____ ;

<u>Section</u>	<u>Requirement</u>	<u>Status of Permit Review</u>	<u>Status of C.O. Review</u>
<i>The first 6 items are relevant to the principal building (house):</i>			

12-6.1 Single Family Use

12-6.3a Max. height: 2 1/2 story / 35

12-6.3b 100 min. front setback**

AND

12-23.19c front setback must be more than or equal to length of longest side of 2 story house within 60 degrees of front lot line.

12-6.3c 50 min. side setbacks**

12-6.3d 100 min. rear setback

The next 6 items pertain to the lot in general:

12-6.3f 10 min. driveway setback

9-10.6 Min. of 2 off-street parking places

12-23.4 Max. of 4 garages per lot

14-2.2 Dry Well for leaders/gutters?

12-6.3i Flood plain or Wetlands?

12-6.3j Disturbance of slopes > 15%?
(Certification if no/slope analysis if yes, see attached sample)

DRIVEWAYS, OVER 50 :

- 12-23.3b 45 min. centerline radius
- 12-23.3b 12 min. width where straight
- 12-23..3b 14 min. width on curves
- 12-23.3c 15% max. change in grade over first 30 (including crown of road)
- 12-23.3c 60 degree min. centerline angle w/street

DRIVEWAYS, OVER 200 :

- 12-23.3a K-turn, 50 deep w/45 min. radius **OR** loop, 14 wide w/45 min. radius, Within 200 of principal structure

12-23.1 ACCESSORY BUILDINGS

May only be on a lot with principal building-dwelling. (See Ordinance # 98-1148 for exception)

- 12-23.1a Max height - same as for principal building (see ordinance for farm building exceptions)
- 12-23.1b 10 Min. setback from principal building, 6 Min. setback from another accessory building
- 12-23.1c If corner lot - min. setback is that required on adjacent lot
- 12-23.1d Min. side and rear setback are 40 or twice the building height, the greater (per 12-23.1g)***
- 12-23.1e Shall not be used as dwelling
- 12-23.1f Not permitted in front yard (see exceptions for garages, pools, tennis courts. Also see note***)

<u>Section</u>	<u>Requirement</u>	<u>Status of Permit Review</u>	<u>Status of C.O. Review</u>
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The next two sections apply to all permits resulting in additional floor area or impervious area:

12-23.19a **Maximum Floor Area.** All floors of all buildings (call if lot is under 50,000 SF). If lot area is between 50,000 SF to 150,000 SF: 0.04 x (lot area of _____SF - 50,000 SF) + 6,000 SF =
If lot area is more than 150,000 SF: 0.03 x (lot area of _____SF - 150,000 SF) + 10,000 SF =

Area of house, 1st floor:
Area of house, 2nd floor:
Area of attached garage:
Area of detached garage:
Area of basement if more than 1/2 above grade:
Area of other detached building:
Area of other detached building:
TOTAL FLOOR AREA:

12-23.19b **Maximum Impervious Area** Equals 1.5 x max. floor area of _____SF =

Area/Footprint of house, largest floor:
Area of driveway minus 14 x front setback:
Footprint/area of detached building or structure:
Footprint/area of detached building or structure:
Footprint/area of detached building or structure:
TOTAL IMPERVIOUS COVERAGE:

***This form is a summary of the most common aspects of the zoning ordinance which pertain to a majority of permit applications, but is no substitute for the actual text in the zoning ordinance which applicants and their professionals should review thoroughly. In addition, this short form is not to be used relative to subdivisions/site plans/variance application reviews.**

****Some exceptions apply based on pre-existing conditions - refer to Ordinance or inquire.**

*****Shelters for farm type animals must be at least 300 from the street ROW and 100 from any property line.**