

R-5 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>			

12-10.1 Single Family Use

12-10.3a Max. height: 2 1/2 story / 35

12-10.3b 30 min. front setback**

12-10.3c 7 min. side setbacks**

12-10.3d 25 min. rear setback

The next 5 items pertain to the lot in general:

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? (for new buildings/additions over 500 SF)

12-10.3h Flood plain or Wetlands?

12-10.3i 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)

<u>Section</u>	<u>Requirement</u>	<u>Status of Permit Review</u>	<u>Status of C.O. Review</u>
12-23.3c	60 degree min. centerline angle w/street		

DRIVEWAYS, OVER 200 ? - see ordinance.

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 7 min. side and rear setback.
- 12-23.1e Shall not be used as dwelling.
- 12-23.1f Not permitted in front yard (see exceptions for garages, pools, tennis courts.

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 over 20,000 SF):
If lot area is between 0 & 5,000 SF:
 $0.5 \times (\text{lot area of } ______ \text{ SF}) = \text{Max Floor Area of:}$
If lot area is between 5,000 & 10,000 SF: $0.14 \times (\text{lot area of } ______ \text{ SF} - 5,000 \text{ SF}) + 2,500 \text{ SF} =$
If lot area is between 10,000 & 20,000 SF: $0.1 \times (\text{lot area of } ______ \text{ SF} - 10,000 \text{ SF}) + 3,200 \text{ SF} =$

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.**