

**Schedule A, Schedule of Regulations for Residence Districts (§ 151-16)**  
**[Amended 10-13-1999 by L.L. No. 5-1999]**

District	Permitted Principal Uses	Permitted Accessory Uses Only in conjunction with a permitted principal use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Building Area (percent of lot area)	Minimum Livable First Floor Area (square feet)	Maximum Height of Principal Building (stories/feet)	Maximum Height of Accessory Buildings (stories/feet)	Minimum Yards For Principal Buildings (feet)			Accessory Buildings Minimum Distance to (feet)		Other Regulations and Requirements	District
										Front	Side <sup>1</sup>	Rear	Side Line <sup>1,2</sup>	Rear Line <sup>1,2</sup>		
R-12.5	<p>The following are the only uses permitted in Residence Districts. A use marked with an asterisk (*) is subject to the approval procedure set forth in § 151-17 and shall conform to any additional requirements made in connection with such approval. See § 151-18 for uses subject to Site Plan approval and the procedure required in obtaining such approval. See § 151-9 for general regulations applying to all districts.</p> <ol style="list-style-type: none"> <li>One-family dwelling, not to exceed 1 such dwelling on each lot.</li> <li>Public school.</li> <li>Private schools having a comprehensive curriculum of studios similar to a public school, provided the lot on which they are located at least meets the site size requirements of the State Department of Education for public schools.</li> <li>Place of worship and religious instruction, including parish houses.</li> <li>Public library, public museum.</li> <li>Public park, playground and other recreational facilities not operated for profit.</li> <li>Club, as defined herein.</li> <li>Municipal governmental uses.</li> <li>Utility transmission and distribution lines along street rights-of-way, provided they are so located and constructed as to prevent hazard to the public and surrounding property. Other utility transmission and distribution lines are subject to special permit approval under § 151-17.</li> <li>Utility substations and customary accessory uses, subject to a finding by the Planning Board that service cannot be supplied adequately by transformer stations located in a District other than a Residence District, and that the particular site for which application is made is the least objectionable from the public viewpoint. Cemeteries and crematories.</li> </ol>	<ol style="list-style-type: none"> <li>Professional office or studio of an architect, dentist, engineer, lawyer, musician, physician, artist or teacher, when conducted in a dwelling by the inhabitant thereof, and provided that: <ol style="list-style-type: none"> <li>The resident user of such office or studio has not more than 1 nonresident associate, assistant or employee.</li> <li>Such office or studio occupies not more than 30% of the floor area of the building in which it is located.</li> <li>Studios where dancing or music instruction is offered shall have groups of no more than 4 pupils at 1 time, and shall hold no concerts or recitals at the studio.</li> <li>There shall be no external evidence of such office or studio use, except for a permitted sign.</li> </ol> </li> <li>Customary home occupation, provided that: <ol style="list-style-type: none"> <li>It is clearly incidental to the residential use of the premises and is conducted by the resident thereof with no assistants or associates except members of the immediate family who reside on the premises.</li> <li>It is conducted only in the principal building on the premises, and occupies not more than 30% of the area of 1 floor.</li> <li>Only customary home appliances and equipment is used.</li> <li>There is no external evidence of such use except for a permitted sign.</li> </ol> </li> <li>Garden house, tool house, swimming pool, playhouse or other accessory use customarily incident to the residential use of the premises and not operated for profit.</li> <li>Boarders, lodgers and roomers, provided that each of the following conditions pertain: <ol style="list-style-type: none"> <li>The boarder, lodger or roomer resides within the same dwelling unit as the resident-owner.</li> <li>Boarders or roomers in premises owned by parties not actually residing therein is prohibited. Further, nonowners, tenants, lessees or renters of premises within such districts may not maintain boarders or roomers.</li> <li>1 off-street parking space is provided for each boarder or roomer.</li> <li>Separate rooms are provided for each roomer or boarder.</li> <li>The number of roomers or boarders in the dwelling unit of the resident-owner is limited to 2.</li> </ol> </li> <li>The keeping of a reasonable number of customary household pets, but excluding any commercial breeding or keeping of same.</li> <li>Only such signs as are permitted by § 151-12.</li> <li>Off-street parking facilities for the use of the occupants of the premises and their guests, as required by § 151-19, but no trucks or other commercial vehicles shall be parked on the lot except</li> <li>1 vehicle of no more than one-half-ton capacity used in connection with the permitted use on the lot or used by the occupant for transportation between his residence and his place of work. Temporary permits for additional truck parking may be granted by the Board of Appeals.</li> </ol>	12,500	75	100	25	850 - 1 story 800 - 2 story	2 1/2 / 35	1 / 15	25	15	30	5	5	<ol style="list-style-type: none"> <li>General regulations (See § 151-9).</li> <li>Required off-street parking and loading (See § 151-19).</li> </ol>	R-12.5
R-7.5	<ol style="list-style-type: none"> <li>Any use permitted in a R-12.5 District, as permitted therein.</li> </ol>	<ol style="list-style-type: none"> <li>Same as R-12.5 District</li> <li>Any accessory use permitted in the R-12.5 District, as permitted therein.</li> </ol>	7,500	50	100	30	800 - 1 story 750 - 2 story	2 1/2 / 35	1 / 15	15	8	25	5	5	Same as in the R-12.5 District	R-7.5
R-2F	<ol style="list-style-type: none"> <li>Any use permitted in the R-12.5 District, as permitted therein.</li> <li>Two-family dwelling.</li> </ol>	<ol style="list-style-type: none"> <li>Any accessory use permitted in the R-12.5 District, as permitted therein.</li> </ol>	5,000 per dwelling unit, but not less than 10,000 for lot	75	100	35	One-family home same as R-7.5 above Two-family 1,400 - 1 story 1,500 - 2 story <sup>2</sup>	2 1/2 / 35	1 / 15	15	10	25	5	5	Same as in the R-12.5 District	R-2F
R-M1	<ol style="list-style-type: none"> <li>Any use permitted in the R-12.5 District, as permitted therein.</li> <li>Two-family dwelling.</li> <li>Dwelling or dwelling group for three (3) or more families, provided the entire lot occupied by such dwelling or dwelling group shall be maintained in single ownership.</li> <li>Rooming and boarding houses.</li> <li>Nursing home.</li> <li>Adult home.</li> </ol>	<ol style="list-style-type: none"> <li>Any accessory use permitted in the R-12.5 District, as permitted therein.</li> </ol>	4,000 per dwelling unit, but no lot less than 10,000	75	100	35	One-family home same as R-7.5 above Two-family home same as R-2F above 3 or more dwelling unit buildings at least 750 square feet per dwelling unit on all floors	3 / 40	1 / 15	15	15	30	5	5	Same as in the R-12.5 District	R-M1
R-M2	<ol style="list-style-type: none"> <li>Any use permitted in the R-M1 District, as permitted therein.</li> </ol>	<ol style="list-style-type: none"> <li>Any accessory permitted in the R-M1 District, as permitted therein.</li> </ol>	2,500 per dwelling unit, but no lot less than 10,000	100	100	35	Same as R-M1	Same as R-M1	1 / 15	15	15	30	5	5	Same as in the R-12.5 District	R-M2

**NOTES:**

<sup>1</sup> If located in the rear half of the lot (at least midway from the street lot line to the lot line farthest away from the street lot line). Elsewhere on the lot the same setbacks apply as for a principal building.

<sup>2</sup> A two-story structure shall contain no less than 50 square feet of livable first floor area.

<sup>3</sup> Side yard setback requirements are omitted for expansion to a principal building or construction of an accessory building, when the principal building contained on any lot shares a common wall with an adjoining principal building on a separate lot. The omission of side yard setback requirements will only be applicable to the side yard upon which the shared structures or buildings meet.

**Schedule B, Schedule of Regulations for Business and Industrial Districts (§ 151-16)**  
**[Amended 10-13-1999 by L.L. No. 5-1999]**

District	Permitted Principal Uses <sup>2</sup>	Permitted Accessory Uses Only in conjunction with a permitted principal use <sup>2</sup>	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Building Area (percent of lot area)	Minimum Livable First Floor Area (for dwelling units only)	Maximum Building Height (stories/feet)	Minimum Yards (feet)			Other Regulations and Requirements	District
									Front	Side	Rear		
OB (Office Business)	<ol style="list-style-type: none"> <li>Any use permitted in the R-7.5 District, as permitted therein.</li> <li>Business and professional offices, but not including the storage and sale of materials and products on the premises.</li> <li>Funeral parlor.</li> <li>Research and development laboratory, on a site of at least 2 acres.</li> <li>Printing and newspaper publishing plant, on a site of at least 2 acres.</li> <li>Day-care centers.</li> </ol>	<ol style="list-style-type: none"> <li>Any accessory use customarily incident to the conduct of a permitted principal, including signs as permitted by § 151-12.</li> <li>No outdoor storage of any kind shall be permitted.</li> </ol>	9,000	60	100	30	Same as in R-7.5 District	2 1/2 / 35	15	10	25	<ol style="list-style-type: none"> <li>General regulations (See § 151-9).</li> <li>Required off-street parking and loading (See § 151-19).</li> </ol>	OB (Office Business)
NB (Neighborhood Business)	<ol style="list-style-type: none"> <li>Any use permitted in the least restrictive residential district adjoining the specific NB District in which a lot is located, as permitted in such Residence District. Store for sale of goods at retail or for performance of personal services or services clearly incidental to retail sales, but no manufacturing except incidental to and on the same premises as such retail sale use. Professional and business offices. Restaurants and taverns.</li> <li>Casoline service stations, upon meeting additional requirements set forth in § 151-13F.</li> <li>Funeral parlor.</li> <li>Public parking area.</li> <li>Day-care centers.</li> </ol>	Same as in OB District	5,000 plus 4,000 for each dwelling unit in addition to one	50	100	40	Same as in R-M1	2 1/2 / 35	10	None <sup>1</sup>	25	Same as in OB District	NB (Neighborhood Business)
CB (Central Business)	<ol style="list-style-type: none"> <li>Any use permitted in the R-M2 District, except that any dwelling units in an office, retail or other business building shall be located above the first story. Any use permitted in an NB District, as permitted therein.</li> <li>Hotel.</li> <li>Theater.</li> <li>Newspaper publishing.</li> <li>Banks.</li> <li>Carnivals and fairs.</li> <li>Bowling alleys.</li> <li>Billiard and pool.</li> <li>Miniature golf.</li> <li>Amusement centers or arcades (excluding rides).</li> <li>Day-care centers.</li> </ol>	Same as in the OB District	None, except 2,500 for each dwelling unit on the lot	--	--	--	Same as in R-M1 District	Same as in R-M1 District	--	--	25	Same as in OB District	CB (Central Business)
GB (General Business)	<ol style="list-style-type: none"> <li>Any use permitted in the CB District, except residential uses and gasoline service stations.</li> <li>Wholesale business.</li> <li>Laboratory for research and development.</li> <li>Building materials sales and storage.</li> <li>Auto sales and service; motor vehicle garage.</li> <li>Commercial laundry.</li> <li>Repair and painting shop.</li> <li>Printing plant.</li> <li>Day-care centers.</li> </ol>	<ol style="list-style-type: none"> <li>Any accessory use customarily incident to the conduct of a permitted principal, including signs as permitted by § 151-12.</li> </ol>	--	--	--	--	--	3 / 45	15	--	25	Same as in OB District	GB (General Business)
IND (General Industry)	<ol style="list-style-type: none"> <li>Manufacturing, processing and assembly of products. Wholesale business.</li> <li>Research and Development laboratory.</li> <li>Warehousing.</li> <li>Business and professional offices.</li> <li>Utility transmission and distribution lines and substations.</li> <li>Sale and storage of petroleum and chemical products.</li> <li>Bleachery; bottling plant. Junkyard.</li> </ol>	Same as in the GB District	15,000	50	100	40	--	3 / 45	15	--	25	Same as in OB District	IND (General Industry)

Note <sup>1</sup> Where a lot line coincides with, or is within 25 feet of, the boundary of a Residence District, the required yard shall be of a width determined by the Planning Board as adequate to provide for the screening required under § 151-13B.

Note <sup>2</sup> No use shall be permitted which would be injurious or obnoxious to persons or property on adjoining or adjacent lots by reason of noise, vibration, smoke, gas, fumes, odor, dust or radiation, or would be hazardous to the community because of fire, explosion or other cause.