

## TOWN OF BETHANY Zoning Schedule A

| DISTRICT | USES   | ONE FAMILY (MIN.)  |                 |              | TWO FAMILY (MIN.)  |                       |                      | MIN. ADD. LOT AREA /FAMILY OVER TWO (SQ. FT.) | BUILDING LINE WIDTH MINIMUM | MINIMUM YARDS (FEET)        |      |      | MAX. Coverage % | MAX. Height (FEET) | SITE PLAN APPR. REQ. |
|----------|--|--------------------|-----------------|--------------|--------------------|-----------------------|----------------------|---|-----------------------------|-----------------------------|------|------|-----------------|--------------------|----------------------|
|          |  | LOT AREA (SQ. FT.) | FRONTAGE (FEET) | DEPTH (FEET) | LOT AREA (SQ. FT.) | FRONTAGE (FEET)       | DEPTH (FEET)         |   |                             | FRONT ⑤                     | SIDE | REAR |                 |                    |                      |
| A-R      | Residential ①  | 80,000             | 200             | 200          | 80,000             | 200                   | 200                  | 3,000   | 200                         | 75                          | 25   | 35   | 25              | 35                 |                      |
|          | Non-Residential  | 80,000             | 200             | 200          |                    |                       |                      |   | 200                         | 85                          | 50   | 35   | 15              | 35                 | YES                  |
| R        | Residential ①  | 30,000             | 150             | 200          | 40,000             | 200                   | 200                  | 3,000   | 150                         | 75                          | 25   | 35   | 35              | 35                 |                      |
|          | Non-Residential  | 40,000             | 200             | 200          |                    |                       |                      |   | 200                         | 85                          | 35   | 40   | 25              | 35                 | YES                  |
| DISTRICT | USE  | LOT AREA (SQ. FT.) | FRONTAGE (FEET) | BUFFER ZONE  | MAXIMUM COVERAGE % | MAXIMUM HEIGHT (FEET) | MINIMUM YARDS (FEET) |   |                             | SITE PLAN APPROVAL REQUIRED |      |      |                 |                    |                      |
|          |  |                    |                 |              |                    |                       | FRONT                | SIDE  | REAR                        |                             |      |      |                 |                    |                      |
| C        | Commercial   | 30,000             | 200             | YES          | 30                 | 35                    | 80                   | 40  | 35                          | YES                         |      |      |                 |                    |                      |
| I        | Industrial   | 80,000             | 200             | YES          | 40                 | 45                    | 80                   | 50  | 40                          | YES                         |      |      |                 |                    |                      |
| FPO      | FLOOD PLAIN OVERLAY - Refer to Section 503 (Informational Purposes Only) |                    |                 |              |                    |                       |                      |   |                             |                             |      |      |                 |                    |                      |
| PUD      | PLANNED UNIT DEVELOPMENT - Refer to Section 510                          |                    |                 |              |                    |                       |                      |   |                             |                             |      |      |                 |                    |                      |

**NOTES:**

- ① Residential accessory buildings and structures refer to Section 501 .
- ② The side yard at a corner lot adjacent to a street shall be considered as a front yard.
- ③ Parking and loading space shall not cover more than an additional 40% of the lot.
- ④ Towers and steeples may extend to a height of 80 feet maximum.
- ⑤ See Exception to Front Yard Setback on the next page.