

TOWN OF BETHPANY 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)	DEPTH (FEET)	LOT AREA (SQ. FT.)	FRONTAGE (FEET)	DEPTH (FEET)	MINIMUM YARDS (FEET)	MAXIMUM HEIGHT (FEET)	MAXIMUM COVERAGE %	FRONT	SIDE	REAR	SITE PLAN APPROVAL REQUIRED	
C	Commercial	30,000	200	200	YES	30	35	80	40	35	80	40	35	YES	
I	Industrial	80,000	200	200	YES	40	45	80	50	40	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.