

TABLE C BOROUGH OF FAIR HAVEN: SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

ZONE	MINIMUM LOT REQUIREMENTS						MINIMUM YARD REQUIREMENTS						MAXIMUM ALLOTMENTS							
	Interior Lot			Corner Lot			Principal Building & Structures (3)					Accessory Building & Structures		% Maximum Lot Coverage (7)	Maximum Habitable Floor Area Ratio (4)	Maximum Habitable Floor Area Sq. Feet (5) (8)	Maximum Building Coverage (6) %	Maximum Principal Building or Structure Height (feet)	Maximum Stories	Maximum Accessory Building or Structure Height (feet)
	Area (sq. feet)	Frontage and Width (feet)	Depth (feet)	Area (Sq. feet)	Frontage & Width (feet)	Depth (feet)	Depth (feet)	Front (feet) (3)	Rear (feet)	One Side (feet)	Total Side Yards (9) (10)	Rear (feet)	Side (feet)							
R-40	40,000	150	150	40,000	150	150	150	50	30	25	50	10	25	30	0.15	6,900	20	35	2.5	15
R-30	30,000	125	200	33,500	140	200	200	50	30	20	40	10	10	30	0.15	5,180	20	35	2.5	15
R-20	20,000	100	150	25,000	125	150	150	50	30	14	35	10	10	35	0.18	4,140	25	35	2.5	15
R-15	15,000	100	120	18,000	120	120	120	35	30	12	30	10	10	35	0.2	3,450	30	32	2.5	15
R-10A	10,000	100	100	11,500	115	100	100	30	30	10	25	10	10	40	0.28	3,220	35	32	2.5	15
R-10B	10,000	100	100	11,500	115	100	100	25	30	10	25	10	10	45	0.28	3,220	35	32	2.5	15
R-10	10,000	75	100	11,500	95	100	100	30	30	10	24	10	8	45	0.28	3,220	35	32	2.5	15
R-7.5	7,500	60	100	10,000	80	100	100	30	30	7	16	10	8	45	0.35	3,020	35	30	2.5	15
R-5	5,000	50	100	7,000	70	100	100	25	30	7	16	10	5	50	0.4	2,200	35	30	2.5	15
B-1	5,000	50	100	7,000	70	100	100	35	10	5(1)	10(1)	3	3	80	0.4	2,200	50	35	2.5	15
B-2	7,500	60	100	10,000	80	100	100	35	30	15(2)	30(2)	10	10	70	0.4	3,020	30	35	2.5	15

(1) Within any B-1 zone, a building used only for residence purposes shall comply with the requirements of the R-5 zone. For any other Building, a side yard of not less than five feet wide is required along a boundary line of any other residential zone. In a B-1 zone, any building constructed on a corner lot, the side street line of the building shall be at least 30 feet from the center of the side street.

(2) Within any B-2 zone, a building used only for residence purposes shall comply with the requirements of the R-7.5 zone.

(3) Corner lots shall provide the minimum front yard for the respective zone for both intersecting streets.

(4) See the definition of "Habitable Floor Area Ratio"

(5) See the definition of "Habitable Floor Area".

(6) See the definition of "Building Coverage".

(7) See the definition of "Lot Coverage".

(8) This limitation applies to single family dwellings. The permitted habitable floor area for any single family dwelling shall be the lesser of the maximum habitable floor area or the maximum habitable floor area as calculated by applying the maximum habitable floor area ratio to the lot area. For other uses, the permitted habitable floor area is determined by the maximum habitable floor area ratio.

(9) Add 1.5 feet to the total side yard requirement for each full 5 feet that the lot width exceeds the minimum lot width for the zone.

(10) In the residential zones R-20, R-15, R-10A, R-10B and R-10, the distance between the principal structures on adjacent lots must be equal to the minimum required combined side yard for the zone in question. Where such compliance cannot be made due to the location of an existing non-conforming structure on an adjacent lot, the larger side yard will be placed abutting the least conforming adjacent structure,

(11) If an existing residential lot contains lot area, lot width and lot depth compliant with a zone above the zone in which the lot is located on the above table, a dwelling may be constructed on said lot under the zoning standards of the zone immediately above it on the table, provided that the front yard setback conforms to the zone standard in which the lot is located. Further provided that a lot in the R.10, R.10A and R. 10B zones which would otherwise be fully compliant with the bulk requirements of the R.15 zone, shall be permitted to be developed under the R.15 standards provided that the front yard setback conforms to the zone standard in which the lot is located.