

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 17 SCHEDULE OF REGULATIONS

Section 1700 SCHEDULE LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT:

ZONING DISTRICT	MINIMUM ZONING LOT SIZE PER UNIT		MAXIMUM HEIGHT OF STRUCTURES		MINIMUM YARD SETBACK (PER LOT IN FEET)			MINIMUM FLOOR AREA PER UNIT (SQ. FT.)	MAXIMUM % OF LOT AREA COVERED (BY ALL BUILDINGS)
	AREA IN SQUARE FEET	WIDTH IN FEET	IN STORIES	IN FEET	FRONT	EACH SIDE	REAR		
RA-1 One-Family Residence	12,000 (a)	80 (a)	2	25	30 (b)	10 (b,c)	35 (b)	1,200	35%
RA-2 One-Family Residence	7,200 (a)	60 (a)	2	25	20 (b)	6 (b,c)	35 (b)	960	35%
RB Two-Family Residence	4,000	40	2	25	25 (b)	10 (b,c)	35 (b)	960	30%
RC Multiple-Family Residence	(d,f)	(d)	2	25	25 (e)	10 (e,j)	35 (e)	1 BR – 500 2 BR – 700 3 BR – 900 4 BR – 1,100	30%
OS-1 Office Service	—	—	—	30	20 (g)	15 (j)	20 (i)	—	—
B-1 Community Business	—	—	—	30	3 (g, n)	(h, j)	20 (i)	—	—
B-2 General Business	—	—	—	40	30 (g)	(h, j)	20 (i)	—	—
I-1 Light Industrial	—	—	—	30	40 (k)	20 (j, m)	(l, m)	—	—
I-2 General Industrial	—	—	—	40	80 (k)	30 (j, m)	(l, m)	—	—

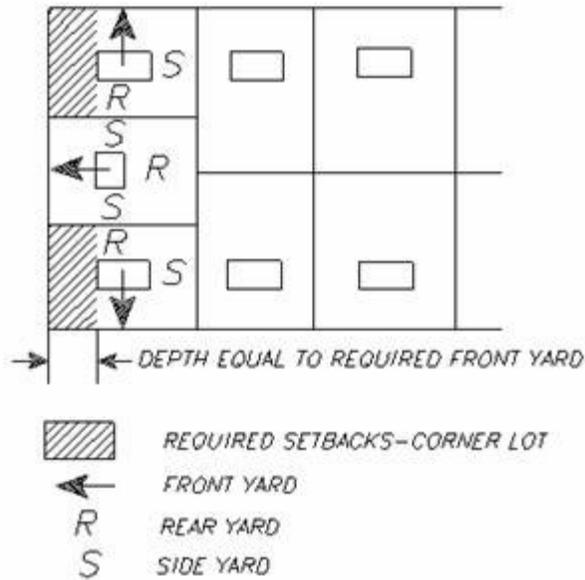
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Section 1701 NOTES TO SCHEDULE OF REGULATIONS:

- (a) See Section 1701 AVERAGED LOT SIZE and Section 1702 SUBDIVISION OPEN SPACE PLAN, regarding flexibility allowances.
- (b) For all uses permitted, other than single-family residential, the setback shall equal the height of the main building or the setback required in Section 1700, whichever is greater.
- (c) In the case of a rear yard abutting a side yard, the side yard setback abutting a street shall not be less than the minimum front yard setback of the district in which located, and all regulations applicable to a front yard shall apply.
- (d) The area used for computing density shall be the total site area exclusive of any dedicated public right-of-way of either interior or bounding roads.
- (e) Where more than one (1) building occupies a single lot or parcel, the following building relationships shall be maintained:

Building Relationships	Overall Distance Between Buildings
Front to front	50 feet
Front to side	45 feet
Front to rear	60 feet
Rear to rear	60 feet

SIDE YARDS ABUTTING A STREET



Rear to side	45 feet
Side to side	20 feet
Corner to corner	15 feet

The front and rear of the multiple family building shall be considered the distance along the longest dimension of said building. The builder may designate the front and rear of his structures.

Every lot on which a multiple dwelling is erected shall be provided with a side yard on each side of the lot. The width of each side yard shall be increased by one (1) foot for each ten (10) feet or part thereof, by which the length of the multiple dwelling exceeds forty (40) feet in overall dimension along the adjoining lot line. No multiple dwelling shall exceed one hundred and eighty (180) feet in length. The depth of any court shall not be greater than three (3) times the width.

- (f) For the purpose of computing the permitted number of dwelling units per acre, the following lot area assignments shall control:

Unit Type	Lot Area/Units
Efficiency	1,800 sq. ft.
1 Bedroom	2,400 sq. ft.
2 Bedroom	3,600 sq. ft.
3 Bedroom	4,800 sq. ft.
4 Bedroom	6,000 sq. ft.

Plans presented showing 1 or 2 bedroom units and including a "den", "library" or other extra room shall count such extra room as a bedroom for the purpose of computing density.

- (g) Off-street parking shall be permitted to occupy a portion of the required front yard provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line as indicated on the Major Thoroughfare Plan.
- (h) No side yards are required when two similarly zoned parcels share interior side lot lines, except as otherwise specified in the Building Code, provided that if the walls of structures facing such interior side lot lines contain windows, or other openings, side yards of not less than ten (10) feet shall be provided.

On a corner lot which has a common lot line with a residential district, there shall be provided a setback of twenty (20) feet on the side or residential street. Where a lot borders on a residential district or a street, there shall be provided a setback of not less than ten (10) feet on the side bordering the residential district or street.

- (i) Off-street parking shall be permitted in a required side yard setback.
- (j) Off-street parking for visitors, over and above the number of spaces required under Section 2100, may be permitted within the required front yard provided that such off-street parking is not located within twenty (20) feet of the front lot line.
- (k) No building shall be located closer than fifty (50) feet or the height of the building, whichever is the greater to the outer perimeter (property line) of such district when said property line abuts any residential district.

- (l) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six (6) feet high, or with a chain link type fence and a greenbelt planting so as to obscure all view from any adjacent residential, office, or business district or from a public street.
- (m) The front of the building may be built closer than three (3) feet to the property line as long as its setback is no more than the average of the setback of buildings within one hundred (100) feet on either side.

Section 1702 AVERAGED LOT SIZE:

- 1. The intent of this section is to permit the subdivider or developer to vary his lot sizes and lot widths so as to average the minimum size of lot per unit as required in ARTICLE 17 — SCHEDULE OF REGULATIONS for each One-Family Residential District. If this option is selected, the following conditions shall be met:
 - a. In meeting the average minimum lot size, the subdivision shall be so designed as not to create lots having an area or width greater than ten (10) percent below that area or width required in the SCHEDULE OF REGULATIONS and shall not create an attendant increase in the number of lots.
 - b. Each final plat submitted as part of a preliminary plat shall average the minimum lot sizes required for all lots in the district in which it is located.
 - c. All computations showing lot area and the average resulting through this technique shall be indicated on the print of the preliminary plat.

Section 1703 SUBDIVISION OPEN SPACE PLAN:

The intent of the Subdivision Open Space Plan is to promote the following objectives:

- (a) Provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, hills and similar natural assets.
- (b) Encourage developers to use a more creative approach in the development of residential areas.
- (c) Encourage a more efficient, aesthetic and desirable use of open area while recognizing a reduction in development costs and allowing the developer to bypass natural obstacles on the site.
- (d) Encourage the provision of open space within reasonable distance to all lot development of the subdivision and to further encourage the development of recreational facilities.

1. Modifications to the standards as outlined in ARTICLE 17 — SCHEDULE OF REGULATIONS may be made in the One-Family Residential Districts when the following conditions are met:

a. The lot area in all One-Family Residential Districts, which are served by a public sanitary sewer system, may be reduced up to twenty (20) percent. In the RA-2 District, this reduction may be accomplished in part by reducing lot widths up to five (5) feet. In the RA-1 Districts, this reduction may be accomplished in part by reducing lot widths up to ten (10) feet. These lot area reductions shall be permitted provided that the dwelling unit density shall be no greater than if the land area to be subdivided were developed in the minimum square foot lot areas as required for each One-Family District under ARTICLE 17 — SCHEDULE OF REGULATIONS. All calculations shall be predicated upon the One-Family Districts having the following gross densities (including roads):

RA-1 = 2.7 dwelling units per acre

RA-2 = 3.8 dwelling units per acre

b. Rear yards may be reduced to thirty (30) feet when such lots border on land dedicated for park, recreation, and/or open space purposes, provided that the width of said dedicated land shall not be less than one hundred (100) feet measured at the point at which it abuts the rear yard of the adjacent lot.

c. Under the provisions of item (a) above of this section, for each square foot of land gained within a residential subdivision through the reduction of lot size below the minimum requirements as outlined in the SCHEDULE OF REGULATIONS, at least equal amounts of land shall be dedicated to the common use of the lot owners of the subdivision in a manner approved by the Municipality.

d. The area to be dedicated for subdivision open space purposes shall in no instance be less than two (2) acres and shall be in a location and shape approved by the Planning Commission.

e. The land area necessary to meet the minimum requirements of this section shall not include bodies of water, regulated wetlands or land with excessive grades making it unsuitable for recreation. All land dedicated shall be so graded and developed as to have natural drainage. Part or all of the area may, however, be located in a flood plain.

- f. This plan, for reduced lot sizes, shall be permitted only if it is mutually agreeable to the Legislative Body and the subdivider or developer.

- g. This plan, for reduced lot sizes, shall be started within six (6) months after having received approval of the final plat, and must be completed within two (2) years unless a longer period is agreed to by the village at time of approval of the development. “Starting” constitutes installation of public infrastructure including roads, sewer lines and/or water lines. Failure to start within this period shall void all previous approval.

- h. Under this planned unit approach, the developer or subdivider shall dedicate the total park area (see item (a) above) at the time of filing of the final plat on all or any portion of the plat.