

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – RA-25

	DIMENSIONS			
	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	16,500	16,500	(X)
Frontage	125 min.	110	110	(X)
Depth	150 min.	150	150	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	40.3	32.3	(X)
Rear Yard (#2) (ft.)	40 min.	75.5	47	()
Side Yard (#1) (ft.)	20 min.	21.8	11.1	(X)
Side Yard (#2) (ft.)	20 min.	29.6	29.6	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	59.2'	46.6'	()
Side Yard (ft.)	15 min.	30.3'	48.4'	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		2,106 SF	4,562 SF	()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	21.8	11.1	(X)
Garage faces side yard setback increases to	27 min.	N/A		()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	1,460	2,652	
Accessory Structures (sq. ft.)	LIST			
Deck	.....	389	392	
			
			
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	8.8	16.1	(X)
B. Total Access. Structures (%)	5 max.	2.4	2.3	()
C. Total (%) (A & B)	20 max.	11.2	18.4	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	1,825	4,042	()
First Floor	.....	1,142	2,039	
Second Floor	.....	683	2,003	
7. BUILDING HEIGHT (ft.)	35 max.	< 35	32	()
Number of stories	2 ½ max.	1	2	()
8. IMPERVIOUS COVERAGE (Calculation)				
For lots over 25,000 sq. ft., the maximum allowable impervious coverage shall be 28.5% of the lot area. For lots between 10,000 and 25,000 sq. ft., the maximum allowable impervious coverage shall be equal to 45 divided by the square root of the lot area. Lots less than 10,000 sq. ft., the maximum allowable impervious coverage shall be 45% of the lot area.				
▪ Structures/Buildings	Sq. ft.	2,652	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	939		
▪ Patios and/or paved areas	Sq. ft.	345		
▪ Walkways and brick pavers	Sq. ft.			
▪ Tennis Court	Sq. ft.			
▪ Swimming Pool Water Surface	Sq. ft.			
▪ Decks w/o free drainage	Sq. ft.	392		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	4,328	Calculated % = 26.2	()

****GROSS BUILDING AREA** – is defined as the gross building floor area of the buildings on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall not include open porches, unfinished attics, basements, decks or patios.

****NOTE: MARK (X) WHERE NOT IN CONFORMANCE WITH ZONING**