

**BOROUGH OF SHIP BOTTOM LAND DEVELOPMENT ORDINANCE  
SECTION 400 ZONING SCHEDULE**

**DISTRICTS AND PERMITTED USES (1)**

	R-1	R-2	R-3 & MFR	OR	SC	GC
Lot Width & Frontage	I-Family 60'	I-Family 40'	I-Family 40'	I-Family 60'	DU With Retail, Pro. Off., C.C.Ctr. 60'	Office, Theater, Funeral Home, Bank, C.C.Ctr. 60'
Lot Depth	100(2)	100'	100'	80'	80'	80'
Lot Area	6000 s.f.	4000 s.f.	4000 s.f.	4800 s.f.	6000 s.f.	10,000 s.f.
Front Yard Setback	15' (3)	15' (3)	15' (3)	15' (3)	15' (3)	15'
Rear Yard Setback	20'	20'	20'	20'	10'/15'	10'/15'
Side Yard Setback	10' one; 15' both	10' one; 15' both	10' one; 15' both	10' one; 15' both	5' (4)	5' one; 15' both
Floor Area	900 s.f.	720 s.f.	900 s.f.	720 s.f.	N.A.	N.A.
Accessory Bldg. Setback To Side & Rear Line	5'	5'	5'	5'	5'	5'
Dist. Between Bldgs. On Adjacent Lots	15'	15'	15'	15'; 20'	N.A.	N.A.
Building Coverage	35%	35%	35%	35%	35%	30%
Lot Coverage	75%	75%	75%	80%	90%	80%
Height Of Building	32'	32'	32'	32'	35'	35'
No. Of Stories	2.5	2.5	2.5	2.5	2.5	2.5

**Footnotes:** (1) For churches, hotels, motels, apartments, townhouses, public, quasi-public uses and other uses, see Section 400 or 600 for provisions.  
 (2) See Section 404 D. for exceptions.  
 (3) See Section 602 for exceptions in developed neighborhoods.  
 (4) Principal buildings may be attached at the side property line.

**Notes:** This schedule is not inclusive of all permitted uses and the zoning requirements in each District. The reader should consult the Land Development Ordinance for specific provisions governing each District.