VILLAGE OF NORTHPORT					ZONING REQUIREMENTS									CODE SECTION 306-22 & 306-23
BUILDING LOTS					YARDS			BUILDINGS		ACCESSORY BUILDINGS				
DISTRICT	LOT DEPTH	LOT AREA	MIN. ST. FRONT	LOT WIDTH	FRONT DEPTH	REAR DEPTH	SIDE MIN/TOTAL	** HEIGHT	%¤ LOT AREA	*** SIDE	*** REAR MIN/TOTAL	HEIGHT	MAX. ACCESS. WITH ROOF	FRONT
Res. A	200'	43,560	140'	175'	65'	60'	35'/75'	30'	12%	12'	2'/4'*	15'	800 sq. ft.	50' or back of main bldg. whichever is greater except garage may be at set-back line and greater side yard
Res. B	175'	21,780	100'	125'	50'	50'	30'/60'	30'	15%	10'	2'/4'*	15'	800 sq. ft.	
Res. C	125'	14,520	80'	100'	35'	40'	18'/40'	30'	20%	7'	2'/4'*	15'	650 sq. ft.	
Res. D	100'	8,500 5,000	70'	85' 50'	25'	35' 20'	12'/24'	30'	22%	5'	2'/4'*	15'	500 sq. ft.	
Bus. A		4,000,	30'		20'	15%	10'one side	2.5 story 35'	40%			35'		
Bus. B		7,500	50'		20'	15%	10'one side	2-story 30'	40%			30'		
Bus. C		12,000	75'		0	0	0	not in code	50%			25'		
Neigh'D		7,500	50'		30'	15%	10'one side	2-story 30'	30%			30'		
Highway		7,500	50'		30'	15%	10'one side	2-story 30'	30%			30'		
Marine		7,500	50'		30'	15%	10'one side	2-story 30'	30%			30'		

***if wood frame or other combustible material**
****see the definition of height in the Village Code**
***** swimming pool minimum 10' from all sides or rear yard**
% lot coverage: calculate using primary and accessory structures, decks, raised patios and pools.

¤ LOT COVERAGE: lots under 8500 square feet in all districts: 25% of lot size but not to exceed a foot print of 1870 sq. ft.

F:\Documents\Joe\WPDOCS\PLANNING\SUBDIVID\ZONING REQUIREMENTS 9.15.06.doc