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'		10'	15%	10'one side	2-story 30'	30%			30'		
Marine		7,500	50'		50'	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.

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ZONING ANALYSIS - MANDATORY!

SITE AND ZONING DATA

ZONING REQ. - RES "D"		EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA MIN.	8,500 SQ. FT	14, 213 SQ. FT .33 ACRES	14, 213 SQ. FT .33 ACRES
LOT FRONTAGE MIN.	70 FT.	82. 55 FT.	82. 55 FT.
FRONT YARD SETBACK	25 FT.	26.0 FT.	22. 5 FT.
REAR YARD SETBACK	35 FT.	107. 3 FT.	94. 3 FT.
SIDE YARD SETBACK	12 FT.	11. 4 FT. & 19. 2 FT.	11. 4 FT. & 6. 9 FT.
TOTAL @ BOTH SIDES	24 FT	30. 6 FT.	18. 3 FT.
FIRST FLOOR		961 S.F.	1, 428 S.F.
SECOND FLOOR		652 S.F.	793 S.F.
TOTAL AREA		1,613 S.F.	2, 221 SF.
MAX. LOT COVERAGE	22%	1, 026 S.F. 7 %	1, 509 S.F. 10. 6 %
MAXIMUM HEIGHT	30 FT.	± 24 FT.	± 24 FT.
LANDSCAPE AREA	n/a	n/a	n/a

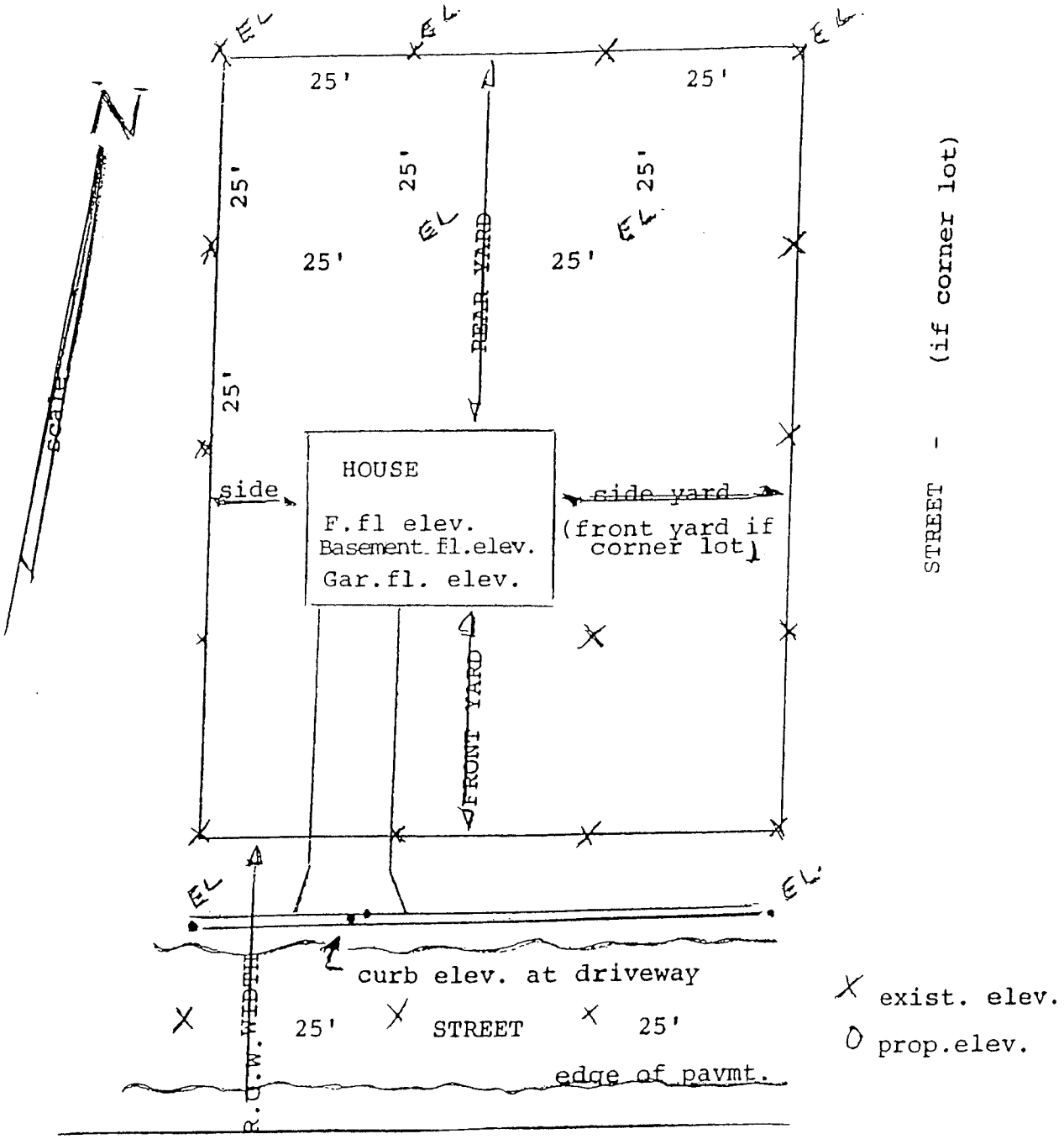
TOWN OF HUNTINGTON

VILLAGE OF NORTHPORT

S.C.T.M. 0404 - 013 - 02 - 007

INFORMATION TAKEN FROM SURVEY

VILLAGE OF NORTHPORT

INCORPORATED 1894

NORTHPORT, NEW YORK 11768