

ZONING ORDINANCE OF THE TOWN OF LAUREL
THE TOWN OF LAUREL, SUSSEX COUNTY, DELAWARE
SECTION 5.1
DENSITY CONTROL TABLE

| District | Maximum Height | Minimum Lot Area | Maximum Coverage | Depth of Front Yard | Depth of Side Yards | Depth of Rear Yards | Minimum Width | Minimum Depth | Min. Dwelling Square Footage |
|-----------------|-----------------------|-------------------------|-------------------------|----------------------------|----------------------------|----------------------------|----------------------|----------------------|-------------------------------------|
| R-1 | 30 1/2 | 7,500 | 70 | 30 | 10 | 15 | 75 | 100 | 1,100 |
| | 2 | | | | | | | | |
| R-2 | 40 | 4,000 | 60 | 20 | 10 | 10 | 50 | 80 | 800 |
| | 3 | | | | | | | | |
| R-3 | 40 | 4,000 per unit | 50 | 20 | 10 | 20 | 40 | 80 | 600 multi family |
| | 3 | | | | | | | | 800 single family |
| C-B | 40 | 5,000 | None | 30 | 20 | 10 | None | None | 800 |
| | 3 | | | | | | | | |
| T-C | 40 | 2,000 | None | 0 | 0 | 10 | 20 | 100 | 800 |
| | 3 | | | | | | | | |
| L-I | 75 | 10,000 | None | 20 | 10 | 10 | 100 | 100 | No Residential Permitted |
| | N/A | | | | | | | | |
| M-R | 40 | 7,500 | 70 | 25 | 10 | 25 | 75 | 100 | 800 |
| | N/A | | | | | | | | |

* See Section 5.1 Density Control Table Notes on the Following Page

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SECTION 5.1 - DENSITY CONTROL TABLE - NOTES:

- 1. Maximum coverage for principal building and all accessory buildings.**
- 2. Lots extending through and fronting on two (2) streets, other than a corner lot, shall comply with the front yard requirements on both streets.**
- 3. With respect to the one wall in common with one adjacent living unit, no side yard shall be required for any semi-detached dwelling or two-family dwelling; provided, however, that any semi-detached or two-family dwelling shall have a minimum side yard.**
- 4. When a Commercial and Business (C-B) or Light Industrial (L-I) Use District adjoins a Residential Use District, there will be a side yard setback of at least 25 feet.**
- 5. When a Commercial and Business (C-B) or Light Industrial (L-I) Use District adjoins a Residential Use District, there shall be a rear yard setback of at least 15 feet.**
- 6. Density Controls in a Large Parcel Development (LPD-OD) Overlay District are described in Section 4.8 of Zoning Ordinance of The Town of Laurel.**