

# Town of Ross

## Summary of Zoning Laws

	Minimum		Minimum Setbacks			Maximum		
	Lot Area	Parking	Side	Front	Rear	Height	Lot Coverage	FAR
<b>R-1</b>	5,000 sq. ft.	2(1 covered)	15'	25'	40'	30'	20%	20%
<b>R-1:B-6</b>	6,000 sq. ft.	2(1 covered)	15'	25'	40'	30'	20%	20%
<b>R-1:B-7.5</b>	7,500 sq. ft.	2(1 covered)	15'	25'	40'	30'	20%	20%
<b>R-1:B-10</b>	10,000 sq. ft.	3(1 covered)	15'	25'	40'	30'	20%	20%
<b>R-1:B-15</b>	15,000 sq. ft.	3(1 covered)	18'	25'	40'	30'	15%	15%
<b>R-1:B-20</b>	20,000 sq. ft.	3(1 covered)	20'	25'	40'	30'	15%	15%
<b>R-1:B-A</b>	1 Acre	4(2 covered)	25'	25'	40'	30'	15%	15%
<b>R-1:B-5A*</b>	5 Acres	4(2 covered)	45'	25'	70'	30'	10%	10%
<b>R-1:B-10A*</b>	10 Acres	4(2 covered)	50'	35'	70'	30'	10%	10%

*\* Parcels legally created prior to December 14, 1989 are subject to R-1:B-A regulations*

**For Properties with slopes in excess of 30%, please see Hillside Lot Regulations, Ross Municipal Code, Section 18.39.**

### Definitions

**Building Coverage** is land area covered by all buildings on a lot, including all projections. The area of any wooden, concrete, or masonry deck, porch, or patio that is at ground level or not over eighteen (18) inches from ground level shall not be so included provided such structure is not roofed.

**Floor Area Ratio (FAR)** is equal to the floor area of the building or buildings on a lot, divided by the total area of that lot. For the purpose of determining the allowable floor area of a lot, the floor area is the sum of the gross horizontal areas of the several floors of the building or buildings measured from the exterior faces of the exterior walls. Floor area also includes mezzanines, finished basements and attics, garages, carports, porches which are screened or otherwise enclosed, the entirety of porches which have a depth greater than 10 feet and other detached structures which are accessory to a dwelling.