

Section 223-17, Schedule of Dimensional Regulations (suggested edits in red)

DRAFT 9.13.19

Zoning District	Minimum Lot Size (see also 223-12 I) Area <sup>h</sup>				Minimum Yard Side <sup>a</sup>				Minimum % Building Separation Same Lot (ft)	Maximum Height Main Building (see 223-13) (stories   ft)	Maximum % Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (sf)	Per Unit (sf)	Width (ft)	Depth (ft)	Front (ft)	Total		Rear <sup>d,e</sup> (ft)			Multi-Fam	All Other				
						Min. (ft)	of 2 (ft)									
R1-120	120,000	120,000	250'	350'	75'	50'	100'	75'		2.5   35'	N.A.	7%	1		R1-120	
R1-80	80,000	80,000	150'	200'	50'	30'	70'	50'		2.5   35'	N.A.	10%	1		R1-80	
R1-40	40,000	40,000	150'	150'	40'	25'	60'	50'		2.5   35'	N.A.	15%	1		R1-40	
R1-20	20,000	20,000	125'	125'	30'	20'	50'	40'		2.5   35'	N.A.	20%	1		R1-20	
R1-10	10,000	10,000	85'	100'	25'	15'	40'	35'		2.5   35'	N.A.	25%	1		R1-10	
R1-7.5	7,500	7,500	75'	100'	20'	10'	20'	30'		2.5   35'	N.A.	30%	1		R1-7.5	
R1-5	5,000	5,000	50'	100'	15'	10'	20'	30'		2.5   35'	N.A.		1		R1-5	
RD-7.5 <sup>d,e</sup>	2 acres	7,500	200'	200'	20-35'	25'	50'	50'	30'	3   35'	15%	20%	12		RD-7.5 <sup>d,e</sup>	
RD-6 <sup>d,e</sup>	2 acres	6,000	200'	200'	50'	25'	50'	50'	30'	2.5   35'	15%	20%	16		RD-6 <sup>d,e</sup>	
RD-5 <sup>d,e</sup>	5,000	5,000	50'	100'	30'	10'	20'	25'	30'	3   35'	20%	30%	16		RD-5 <sup>d,e</sup>	
RD-4 <sup>d,e</sup>	5,000	4,000	200'	200'	40'	20'	40'	40'	30'	2.5   35'	20%	25%	20		RD-4 <sup>d,e</sup>	
RD-3 <sup>d,e</sup>	5,000	3,000	50'	100'	30'	20'	40'	25'	30'	3.5   45'	20%	40%	24		RD-3 <sup>d,e</sup>	
RD-1.8 <sup>d,e</sup>	5,000	1,800	50'	100'	30'	20'	40'	25'	30'	10 <sup>b</sup>   100'	25'	40%	c		RD-1.8 <sup>d,e</sup>	
RD-1.7 <sup>d,e</sup>	5,000	1,700	50'	100'	30'	20'	40'	25'	30'	4.5 <sup>f</sup>   55 <sup>fi</sup>	25%	40%	36 <sup>g</sup>		RD-1.7 <sup>d,e</sup>	
T	5,000	i	50'	100'	10'	10'		25'		-   35'					T	
GB		1,500		100'	15'	20'		25'		-   35'					GB	
CMS				75'	0-10'	0'		25'		3   48'				10%	CMS	Art IVD
L				75'	0-20'	0-30'		25'		4   48'				15%	L	Art IVE
FCD	2 acres	3,960								3   40'	35%			30%	FCD	Art IVC
WP	1 acre				10'					2.5   35'	20%				WP	Art IVA
WD	5 acres									See Art IVA				15%	WD	Art IVA
LI		1,500	60'	100'	20'	20'		25'		35'	70%			20%	LI	
HI			60'	100'	30'	20'		25'		40'	70%			20%	HI	

**NOTES:**

- ~~ab~~ Except in multifamily developments, A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.
- ~~bh~~ But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.
- ~~ci~~ But not more than 24 dwelling units in any building 3 1/2 stories or less in height.
- ~~dk~~ For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.
- ~~el~~ In any RD District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreational or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided or developed in the future.
- ~~fn~~ A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories. [Added 2-16-2010 by L.L. No. 2-2010]
- ~~ge~~ And each building shall not exceed 150 feet in length. [Added 2-16-2010 by L.L. No. 2-2010]
- ~~hq~~ For all development proposals involving a total lot area of more than three acres within a R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, pre-development very steep slopes of 25 percent or more as defined in § 223-63.
- i As regulated in the least restrictive adjoining residential district.