

CITY OF BEACON
§ 223-17D, SCHEDULE OF REGULATIONS FOR NONRESIDENTIAL DISTRICTS

Zoning District	No building shall be used and no building or part of a building shall be erected or altered, which is arranged, intended or designed to be used, in whole or in part, for any purpose except the following. Any use not specifically listed shall be deemed to be prohibited. Standards shown are minimum requirements unless otherwise indicated. All uses marked with an asterisk (*) shall be subject to the special permit procedure as set forth in §§ 223-18 and 223-19. All other uses shall be subject to the site plan approval procedures set forth in § 223-25. All uses shall be subject to performance standards set forth in §§ 223-27 through 223-41; and all flood-prone areas shall be subject to the additional standards set forth in § 223-23.	Minimum Lot Size		Minimum Yard			Maximum Building Height (see also § 223-13) (feet)	Floor Area Ratio Permitted ^c		
		Width (feet)	Depth (feet)	Front (feet)	Side ^b (feet)	Rear ^b (feet)				
PB Business Off-Street Parking District	<p>Permitted Principal Uses</p> <p>1. All principal uses as permitted and regulated in the least restrictive adjoining residential district.</p> <p>*2. Off-street parking and loading areas for transient motor vehicles, not for storage of new or used motor vehicles for sale or for hire.</p> <p>*3. Uses permitted by special permit in accordance with § 223-24.7. [Added 5-17-2010 by L.L. No. 4-2010]</p>	<p>Permitted Accessory Uses</p> <p>1. Any accessory building or use customarily incident to a permitted use.</p>		--	--	--	--	--		
HB Hotel Business District										
OB Office Business District	<p>1. All principal uses as permitted and regulated in the least restrictive adjoining residential district.</p> <p>*2. Restaurant or coffee house. [Amended 5-2-2005 by L.L. No. 2-2005]</p> <p>3. Office building, including business and professional offices, public utility office, banks and other financial institutions.</p> <p>4. Off-street parking areas for transient motor vehicles, not for storage of new or used motor vehicles for sale or hire; this use shall not include parking for a fee intended for the use of railroad commuters. [Amended 3-21-1994 by L.L. No. 3-1994]</p> <p>*5. Mechanical repair of automobile (excluding body work) and the sale of used cars as accessory to the repair thereof, provided that the lot on which the use is conducted shall be at least 10,000 square feet in size and shall abut the PB District and the use shall be conducted in a fully enclosed building which shall have been constructed prior to 1950. This amendment shall be effective as long as the use of the building in question shall not produce fumes outside of the facility, nor excessive noise, and the hours of operation shall not exceed 7:00 a.m. to 9:00 p.m., Monday through Saturday. In addition, the use shall be subject to site plan approval by the Planning Board. [Added 7-20-1998 by L.L. No. 10-1998]</p> <p>*6. Artist studio. [Added 6-16-2003 by L.L. No. 6-2003]</p> <p>*7. Uses permitted by special permit in accordance with § 223-24.7. [Added 5-17-2010 by L.L. No. 4-2010]</p>	<p>1. Any accessory building or use customarily incident to a permitted use, except outside storage.</p> <p>2. Signs, in accordance with the provisions of § 223-15E.</p> <p>3. Off-street parking and loading areas, in accordance with § 223-26.</p> <p>4. Exterior lighting, in accordance with the provisions of § 223-14B.</p>		40	100	30	20	25	35	1
LB Local Business District ^d	<p>1. Any use as permitted in the OB District.</p> <p>2. Stores and shops for the conduct of retail businesses and personal services including undertaking establishments, but excluding tattoo and body-piercing parlors except for medical purposes when operated by a person licensed or otherwise authorized pursuant to the Education Law to practice medicine or osteopathy and except for incidental ear piercing. [Amended 12-4-2000 by L.L. No. 18-2000]</p> <p>*3. Restaurant or coffee house. [Amended 5-2-2005 by L.L. No. 2-2005]</p> <p>*4. Gasoline filling station, subject to § 223-24.</p> <p>*5. Artist live/work spaces. [Added 8-6-2001 by L.L. No. 12-2001]</p> <p>6. Public library, art gallery, exhibit space or museum. [Added 5-2-2005 by L.L. No. 2-2005]</p> <p>*7. Bar, brew pub, microbrewery or microdistillery. [Added 5-2-2005 by L.L. No. 2-2005; amended 7-21-2014 by L.L. No. 11-2014]</p> <p>*8. Uses permitted by special permit in accordance with § 223-24.7. [Added 5-17-2010 by L.L. No. 4-2010]</p>	<p>1. Any accessory use as permitted in the OB District.</p>		--	100	--	20	25	35	2

**Current Zoning Tables in 1974 format.
 Nine pages long with 45 years of
 accumulated amendments.**

Draft Use Table

- 1. Simple X - Y axis chart grouped by use types – shorter and easier to understand**
- 2. Combines Off-Street Parking (PB) and Office Business (OB) into Transitional (T) zone with some additional uses**
- 3. Combines Local Business (LB) and General Business (GB) districts**
- 4. Reduces the number of required Special Permits**
- 5. Adds several new uses:**
 - Vehicle Sales or Rental Lot**
 - Animal Care Facility**
 - Golf Course****Eliminates a few uses:**
 - Ski Facility**
 - Tattoo Parlor**
 - Retail Truck or Trailer**

Section 223-17, City of Beacon Schedule of Use Regulations (Suggested Edits)

Permitted Uses by District	Reference Notes	All R1	All RD	PB	OB T	LB	GB	CMS	L	WD	WP	FCD	LI	HI
Residential														
One-Family Detached Dwelling		P	P	P	P	P	x	P x	x	x	x	x	x	x
One-Family Attached/Semidetached	Including Townhouses	x	P	* x	* P	P	x	P x	P	P x	x	P	x	x
Two-Family Dwelling		x	SP P	* x	* P	* x	x	P x	P x	x	x	x	x	x
Multifamily Dwelling		x	SP*	* x	* P	* x	SP P	P	P	P	x	P	x	x
Artist Live/Work Space	Subject to §223-14.2	x	x	* x	* P	SP P	SP P	P	SP P	P	x	P	SP P	x
Retail/Office/Service														
Retail, Personal Service, or Bank		x	x	* x	x	P	P	P	SP P	P	x	x	P	P x
Office		x	x	* x	P	P	P	P	SP P	P	x	P	P	P x
Retail Truck or Trailer	Subject to §223-26.3	* x	* x	* x	* x	* x	P	P	P	* x	SP P	* x	P	P
Artist Studio, Art Gallery/Exhibit Space		SP x	SP x	SP P	SP P	SP P	SP P	P	P	x	x	P	SP P	SP x
Funeral Home		x	x	* x	x	P	P	P x	x	x	x	x	P	P x
Commercial Recreation, Indoor		x	x	* x	x	* x	P	P	x	x	x	x	P	P
Auction Gallery		x	x	* x	x	* x	P	P x	x	x	x	x	P	P
Tattoo Parlor	Subject to §223-26.2	* x	* x	* x	* x	* x	P	P	* x	* x	* x	* x	P	P
Adult Use	Subject to §223-20.1	x	x	* x	x	* x	x	x	x	x	x	x	SP*	SP x
Food/Lodging														
Restaurant or Coffee House		x	x	* x	SP x	SP P	P	P	SP P	P	SP*	P	P x	P x
Bar or Brew Pub		x	x	* x	x	SP P	SP P	SP P	x P	P	x	P	SP P	SP P
Microbrewery/Microdistillery		x	x	* x	x	SP P	SP P	P	SP P	x P	x	x	SP P	SP P
Food Preparation Business		x	x	* x	x	* x P	P SP	SP	x	x	x	x	* x P	* x P
Bed and Breakfast	Subject to §223-24.4	SP	SP	SP P	SP	SP P	SP P	P x	P	x	SP*	P	SP P	P x
Inn		x	x	* x	x	* x P	P	P	P	P	SP*	P	* x P	x
Hotel	Subject to §223-14.1	x	x	* x	x	* x P	P	P	P	P	x	x	SP P	SP x
Social/Community														
Spa/Fitness Center/Exercise Studio		x	x	* x	* x P	* x	* x P	P	* x P	P	x	P	* x P	x
Day Care Center		x	x	* x	* x P	* x	* x P	x	* x P	P	x	P	* x SP	x
Park, Preserve, Community Garden	With No Admission Fee	SP P	SP P	SP P	SP P	SP P	SP P	P	P	P	P	* x P	SP P	SP x
Theater, Concert or Conference Space		x	x	* x	x	* x	P	P	* x P	SP P	x	P	P	P x
Museum		SP*	SP*	SP P	SP*	P	P	P	* x P	SP P	x	P	P	SP SP
Place of Worship/Religious Facility		P	P	P	P	P	P	x	x	x	x	x	P	P x
Social Club	Subject to §223-24.2	SP SP	SP SP	SP P	SP SP	SP P	SP SP	P	x	x	x	x	SP SP	SP x
Government Facility		P	P	P	P	P	P	P	P	P	P	P	P	P
Golf Course		SP *	SP *		x		x	x	x	x	x	x	x	x
Healthcare														
Hospital or Nursing Home	Subject to 223-21.1/22	SP*	SP*	SP P	SP x	SP P	x	x	x	x	x	x	* x SP	* x SP
Animal Care Facility		* SP	* SP		x		* SP	x	x	x	x	x	* x SP	x
Educational														
College or University		* SP *	* SP *	* x	x	* x	SP P	P	* x P	x	x	* x P	SP P	SP P
Trade School or Training Program		x	x	* x	x	* x	SP P	P	* x P	x	x	* x P	SP P	SP P
Private School or Nursery School		SP*	SP*	SP P	SP*	SP P	* x P	P x	* x P	x	x	* x P	SP*	SP x

x = Use Not Permitted
P = Permitted Use
SP=Special Permit Use by Planning Board
SP*=Special Permit Use by City Council

For Specific Standards See -->

Article 1.7.20
Article IVD Article IVE Article IVA Article IVC

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Section 223-17, City of Beacon Schedule of Use Regulations (Suggested Edits)

Permitted Uses by District	Reference Notes	All R1	All RD	PB	OB-T	LB	GB	CMS	L	WD	WP	FCD	LI	HI
Parking/Auto-Oriented														
Off-Street Parking as a Principal Use	Subject to §223-26	SP± x	SP± x	SP±	P SP	P	P SP	P SP	x	x	x	x	P x	P x
Vehicle Sales or Rental Lot		x	x	*	x	*	P SP	x	x	x	x	x	*SP	x
Gas Filling Station and/or Car Wash	Subject to Ch.210/§223-21	x	x	*	x	*	SP± SP	x	x	x	x	x	*SP	SP± x
Auto Body or Repair Shop	Subject to Chapter 210	x	x	*	x	*	SP± SP	x	x	x	x	x	SP	SP± x
Ambulance Service		SP± SP	SP± SP	SP±	SP± SP	SP±	SP± P	x	x	x	x	x	SP± P	SP± x
Industrial or Assembly														
Wholesale or Storage Business		x	x	*	x	*	P	x	x	x	x	x	SP± P	P
Workshop		x	x	*	*SP	*	P	P	*P	x	x	P	P	P
Industrial/Manufacturing Use		x	x	*	x	*	x	x	SP	x	x	P	P	P
Other														
Wireless Communication	Subject to §223-24.5	SP*	SP*	SP±	SP*	SP±	SP*	P SP*	P SP*	*SP*	*SP*	*SP*	SP*	SP*
Small Cell Wireless Facility	Subject to §223-26.4	P/SP*	P/SP*	P/SP±	P/SP*	P/SP±	P/SP*	P/SP*	P/SP*	P/SP*	P/SP*	P/SP*	P/SP*	P/SP*
Farm		P	P x	P	P x	P	x	x	x	x	x	x	x	x
Horticultural Nursery		SP± P	SP± P	SP±	SP± x	SP	SP± P	x	x	x	x	x	SP± P	SP± x
Historic District Overlay Use	Subject to §223-24.7	SP*	SP*	SP±	SP*	SP±	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Ski Facility (Mt. Beacon)		SP	*	*	*	*	*	*	*	*	*	*	*	*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)														
Accessory Apartment	Subject to §223-24.1	SP± SP	SP± SP	*	*SP	*	x	x	x	x	x	x	x	x
Private Tennis Court or Pool	Subject to §223-13	P	P	*	*P	*	x	x	x	x	x	x	x	x
Home Occupation or Artist Studio	Subject to §223-17.1	P	P	*	*P	*	x	P x	P x	x	x	x	x	x
Medical Service Structure	Subject to §223-13	P	P		P	*	x	x	x	x	x	x	x	x
Parking Structure		x	x		*SP		x	P	*P	*P	x	*P	x	x
Roof Garden or Greenhouse		P	P	*	*P	*	*P	P	P	P	*P	*P	*P	*P
Solar Collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P	P	P

x = Use Not Permitted

P = Permitted Use

SP=Special Permit Use by Planning Board

SP*=Special Permit Use by City Council

For Specific Standards See -->

Article IVD Article IVE Article IVA Article IVC 1.7.20

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Section 223-17, City of Beacon Schedule of Use Regulations (Suggested Edits)

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-Family Detached Dwelling		P	P	P	x	x	x	x	x	x	x	x
One-Family Attached/Semidetached	Including Townhouses	x	P	P	x	x	P	x	x	P	x	x
Two-Family Dwelling		x	P	P	x	x	x	x	x	x	x	x
Multifamily Dwelling		x	SP*	P	P	P	P	P	x	P	x	x
Artist Live/Work Space	Subject to §223-14.2	x	x	P	P	P	P	P	x	P	P	x
Retail/Office/Service												
Retail, Personal Service, or Bank		x	x	x	P	P	P	P	x	x	P	x
Office		x	x	P	P	P	P	P	x	P	P	x
Artist Studio, Art Gallery/Exhibit Space		x	x	P	P	P	P	x	x	P	P	x
Funeral Home		x	x	x	P	x	x	x	x	x	P	x
Commercial Recreation, Indoor		x	x	x	P	P	x	x	x	x	P	P
Auction Gallery		x	x	x	P	x	x	x	x	x	P	P
Adult Use	Subject to §223-20.1	x	x	x	x	x	x	x	x	x	SP	x
Food/Lodging												
Restaurant or Coffee House		x	x	x	P	P	P	P	SP*	P	x	x
Bar/Brew Pub/Microbrewery/Microdistillery		x	x	x	P	P	P	P	x	P	P	P
Food Preparation Business		x	x	x	P	SP	SP	x	x	x	P	P
Bed and Breakfast	Subject to §223-24.4	SP	SP	SP	P	x	P	x	SP*	P	P	x
Inn		x	x	x	P	P	P	P	SP*	P	P	x
Hotel	Subject to §223-14.1	x	x	x	P	P	P	P	x	x	P	x
Social/Community												
Spa/Fitness Center/Exercise Studio		x	x	P	P	P	P	P	x	P	P	x
Day Care Center		x	x	P	P	x	P	P	x	P	SP	x
Park, Preserve, Community Garden		P	P	P	P	P	P	P	P	P	P	x
Theater, Concert or Conference Space		x	x	x	P	P	P	P	x	P	P	x
Museum		SP*	SP*	SP*	P	P	P	P	x	P	P	SP
Place of Worship/Religious Facility		P	P	P	P	x	x	x	x	x	P	x
Social Club	Subject to §223-24.2	SP	SP	SP	SP	P	x	x	x	x	SP	x
Government Facility		P	P	P	P	P	P	P	P	P	P	P
Golf Course		SP*	SP*	x	x	x	x	x	x	x	x	x
Healthcare												
Hospital or Nursing Home	Subject to §223-21.1 and 22	SP*	SP*	x	x	x	x	x	x	x	P	P
Animal Care Facility		SP	SP	x	SP	x	x	x	x	x	SP	x
Educational												
College or University		SP*	SP*	x	P	P	P	x	x	P	P	P
Trade School or Training Program		x	x	x	P	P	P	x	x	P	P	P
Private School or Nursery School		SP	SP	SP	P	x	P	x	x	P	SP	x

x = Use Not Permitted
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For Specific Standards See -->

Article IVD Article IVE Article IVA Article IVA Article IVC

1.7.20

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Section 223-17, City of Beacon Schedule of Use Regulations (Suggested Edits)

Permitted Uses by District	Reference Notes	All R1	All RD	I	GB	CMS	L	WD	WP	FCD	LI	HI
Parking/Auto-Oriented												
Off-Street Parking or Parking Structure	Subject to §223-26	x	x	SP	SP	SP	x	x	x	x	x	x
Vehicle Sales or Rental Lot		x	x	x	SP	x	x	x	x	x	SP	x
Gas Filling Station and/or Car Wash	Subject to Ch. 210 & 223-21	x	x	x	SP	x	x	x	x	x	SP	x
Auto Body or Repair Shop	Subject to Chapter 210	x	x	x	SP	x	x	x	x	x	SP	x
Ambulance Service		SP	SP	SP	P	x	x	x	x	x	P	x
Industrial or Assembly												
Wholesale or Storage Business		x	x	x	P	x	x	x	x	x	P	P
Workshop		x	x	SP	P	P	P	x	x	P	P	P
Industrial/Manufacturing Use		x	x	x	x	x	SP	x	x	P	P	P
Other												
Wireless Telecommunications Facility	Subject to §223-24.5	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Small Cell Wireless Facility	Subject to §223-26.4	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
Farm		P	x	x	x	x	x	x	x	x	x	x
Horticultural Nursery		P	P	x	P	x	x	x	x	x	P	x
Historic District Overlay Use	Subject to §223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory Apartment	Subject to §223-24.1	SP	SP	SP	x	x	x	x	x	x	x	x
Private Tennis Court or Pool	Subject to §223-13	P	P	P	x	x	x	x	x	x	x	x
Home Occupation or Artist Studio	Subject to §223-17.1	P	P	P	x	x	x	x	x	x	x	x
Medical Service Structure	Subject to §223-13	P	P	P	x	x	x	x	x	x	x	x
Parking Structure		x	x	SP	x	P	P	P	x	P	x	x
Roof Garden or Greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar Collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P

x = Use Not Permitted

P = Permitted Use

SP=Special Permit Use by Planning Board

SP*=Special Permit Use by City Council

For Specific Standards See -->

Article IVD

Article IVE

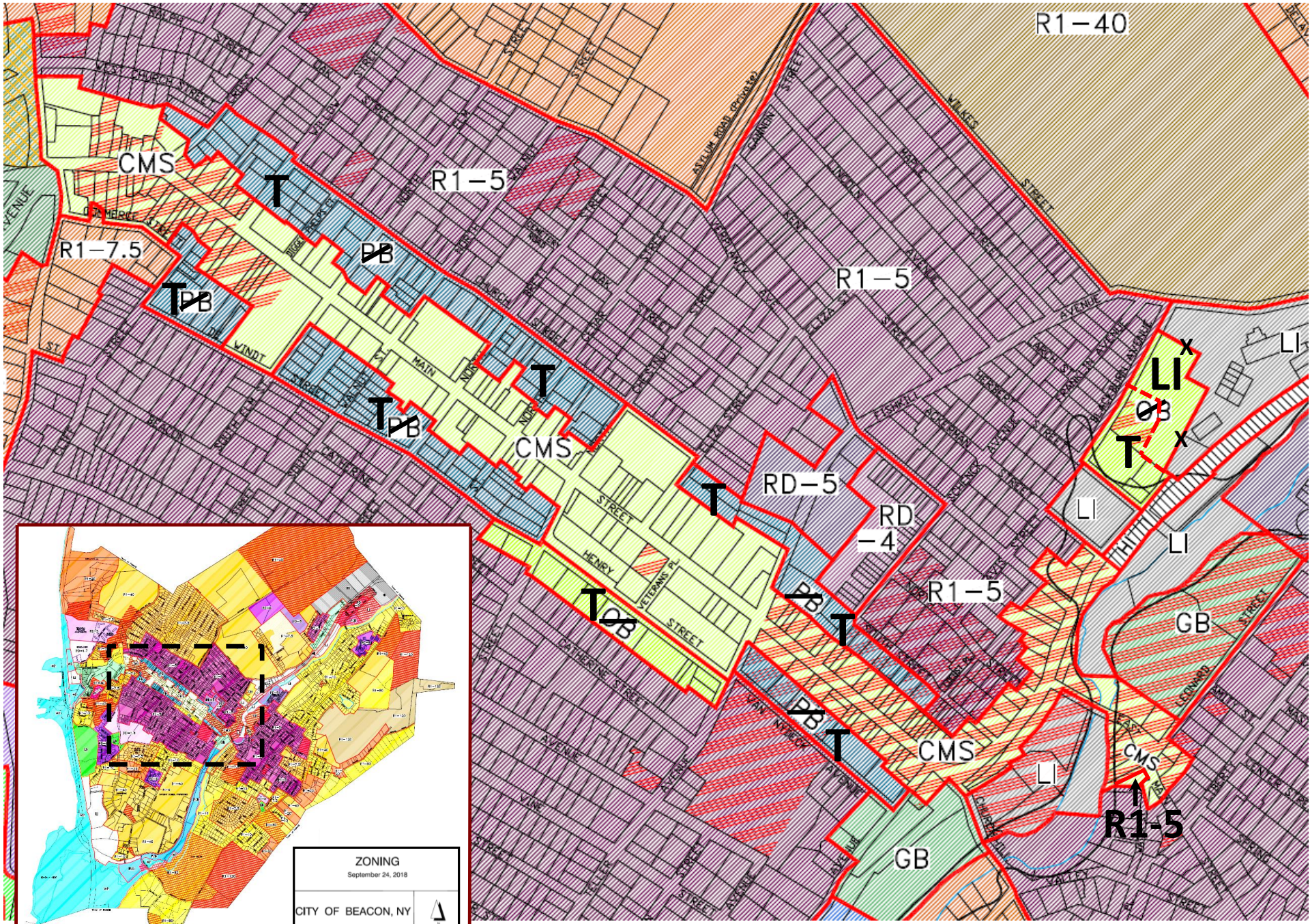
Article IVA

Article IVA

Article IVC

1.7.20

DRAFT



Draft Zoning Map Changes



BLACKBURN WAY

FRANKLIN AV

HERBERT ST

PANAMA LAY

T

LI

172861

172860

208853

236870

231901

183889

211880

210887

208885

208883

207879

214882

215877

156890

153856

151871

148886

151882

108854

177846

197803

149895

168896

182888

167890

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R1-5

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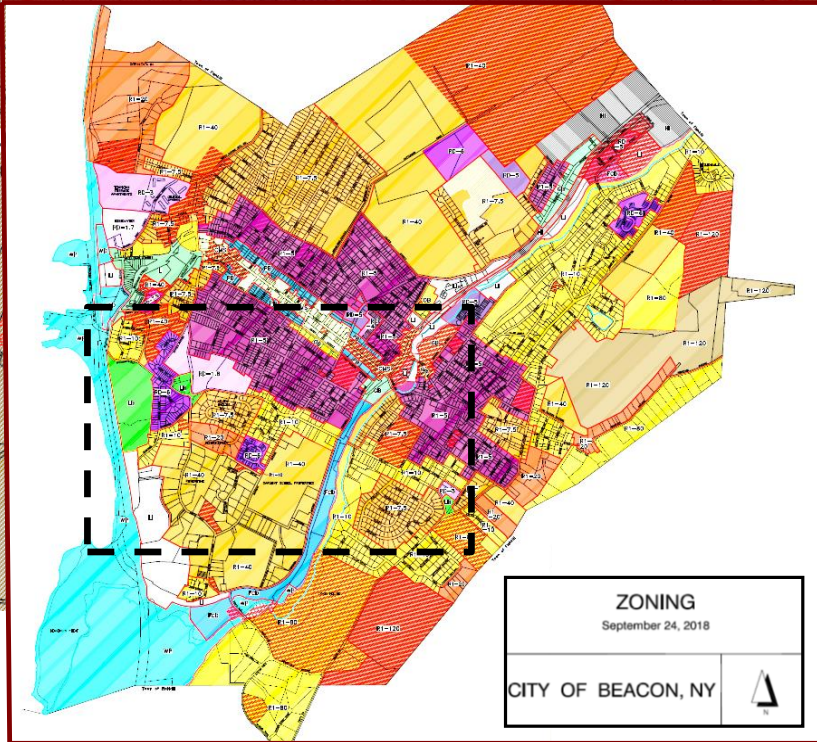
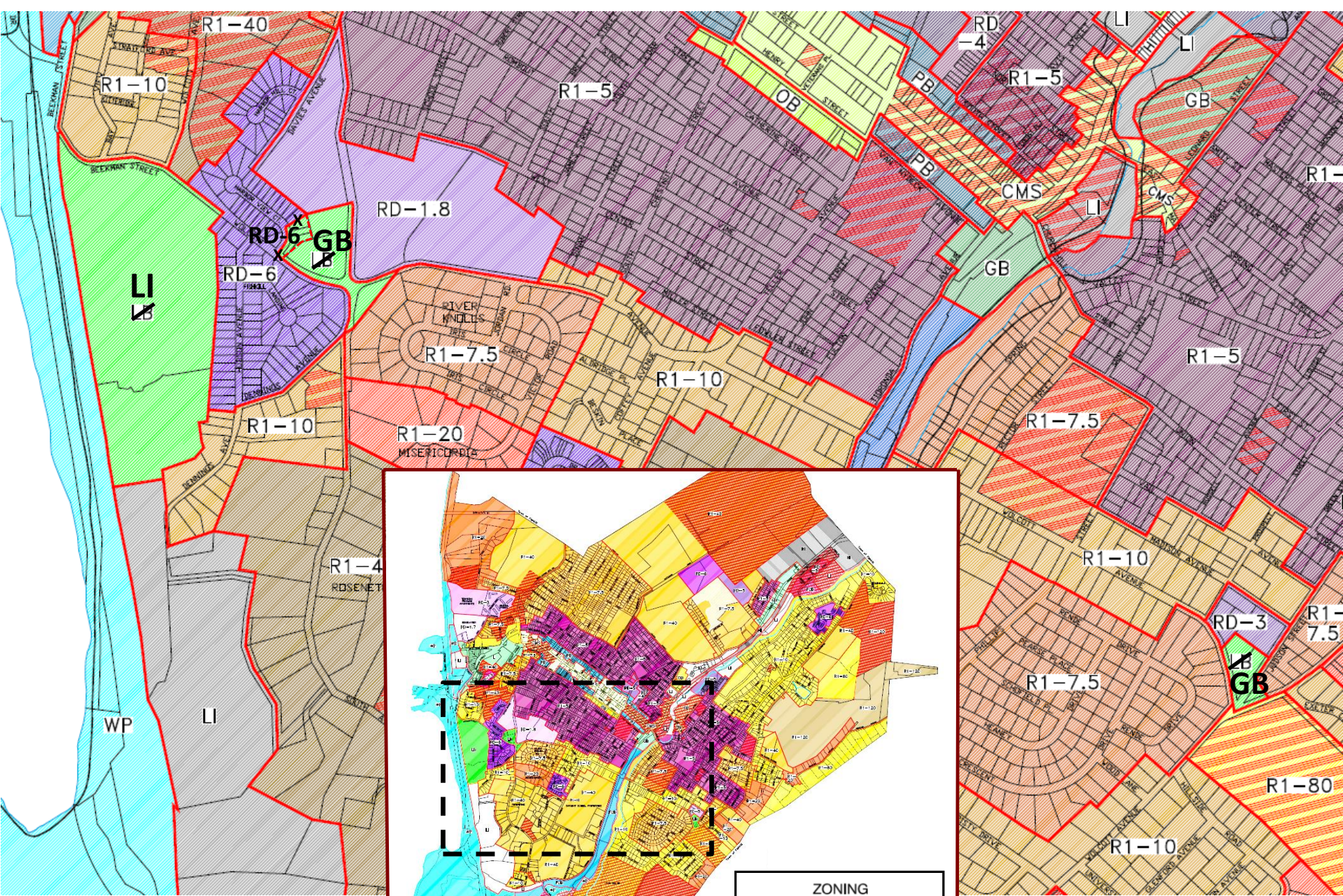
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E MAIN ST

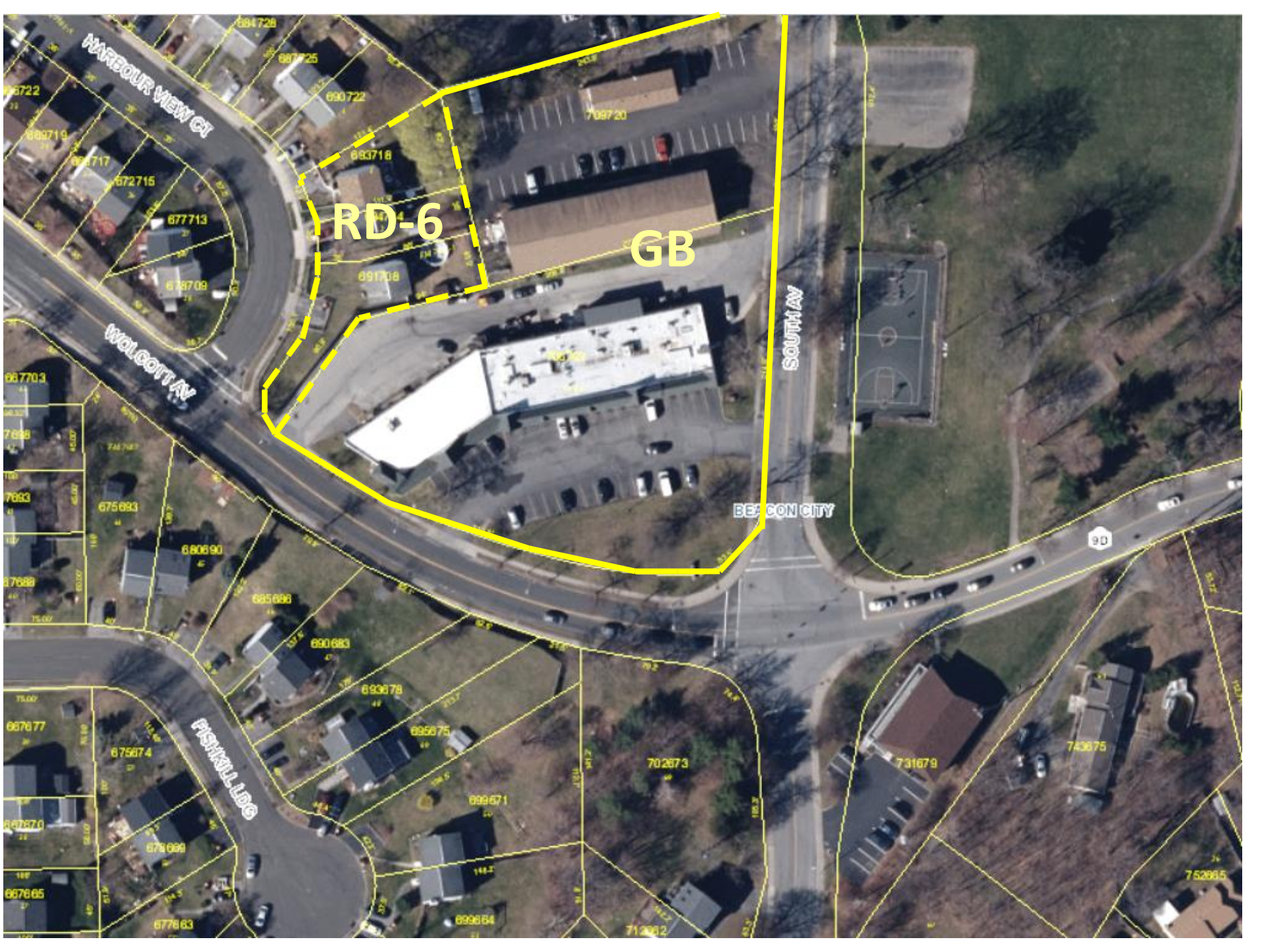
WATER ST

LIBR

CON CITY



Draft Zoning Map Changes



RD-6

GB

SOUTHWAY

BEACON CITY

90

HARBOUR VIEW CT

WALCOTT AV

PISHKILL LANE

68722

684726

687725

690722

709720

683719

672715

677713

678709

691708

687703

78998

78993

675893

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690683

693878

695875

699871

702873

675874

678089

677663

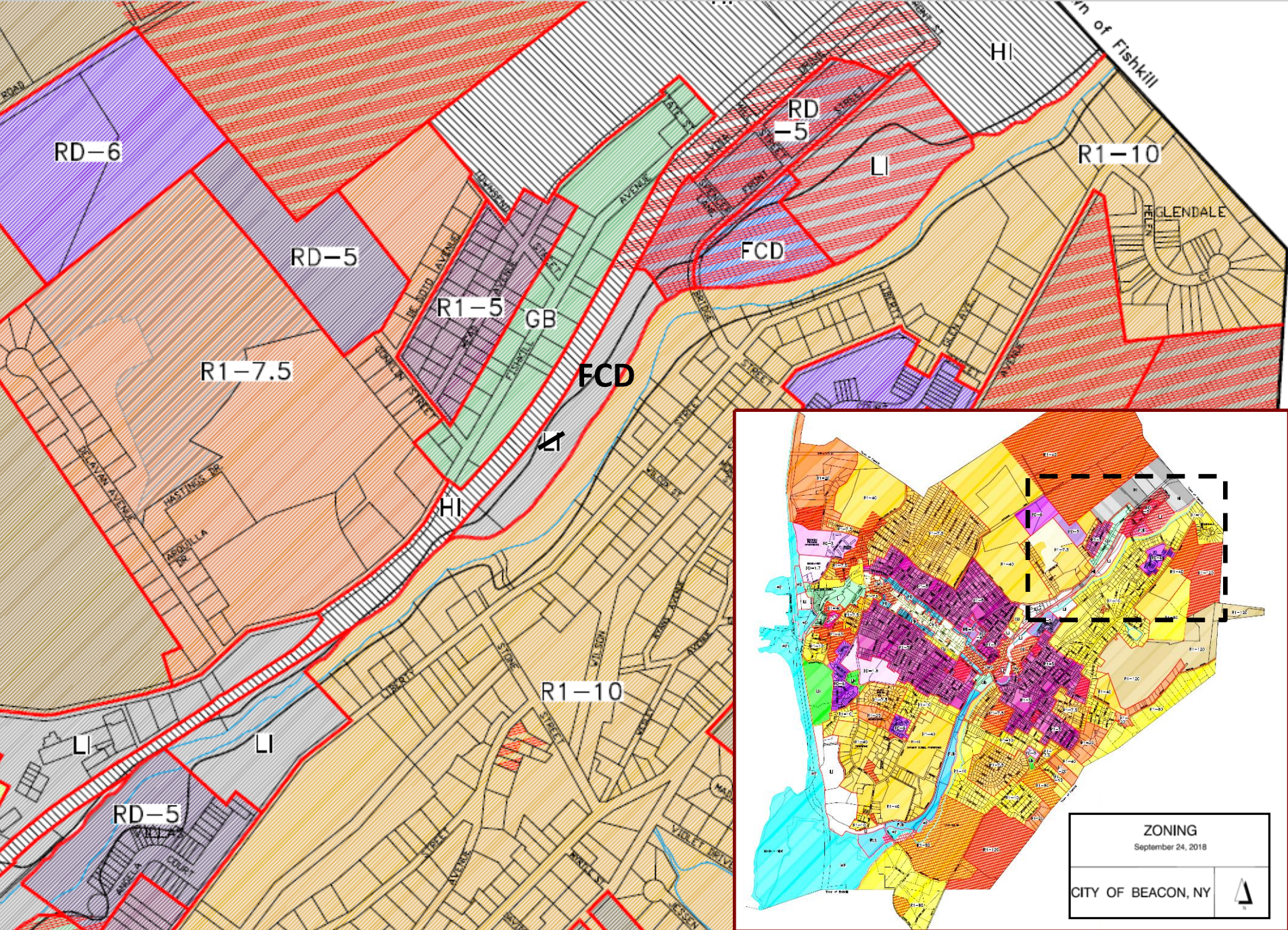
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752865



Draft Zoning Map Changes



FCD

Draft Dimensional Table

- 1. Adds standards for new Transitional (T) district**
- 2. Decreases some setbacks in R1 districts and increase side setbacks in RD districts**
- 3. Adds dimensional standards (setbacks, building height, building coverage, minimum open space) instead of Floor Area Ratios**
- 4. Eliminates more than half of the existing footnotes**

Zoning District	Minimum Lot Size (see also 223-12 l) Area ^h				Minimum		Yards ^a		Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see 223-13) (stories ft)	Minimum Height (stories ft)	Maximum % Building Coverage		Maximum Number of Units per Building	Floor Area Ratio	Zoning District	Also Refer to Pertinent Sections
	Area (sf)	Per Unit (sf)	Width (ft)	Depth (ft)	Front (ft)	Total Side		Rear ^{d,e} (ft)				Multi-Fam	All Other				
						Side (ft)	of 2 (ft)										
R1-120	120,000	120,000	250'	350'	75'	50'	100'	75'	-	2.5 35'	1 12'	N.A.	7%	1	-	R1-120	
R1-80	80,000	80,000	150'	200'	50'	30'	70'	50'	-	2.5 35'	1 12'	N.A.	10%	1	-	R1-80	
R1-40	40,000	40,000	150'	150'	50' 40'	25'	60'	50'	-	2.5 35'	1 12'	N.A.	15%	1	-	R1-40	
R1-20	20,000	20,000	125'	125'	40' 30'	20'	50'	40'	-	2.5 35'	1 12'	20% N.A.	20%	1	-	R1-20	
R1-10	10,000	10,000	85'	100'	35' 25'	15'	40'	35'	-	2.5 35'	1 12'	N.A.	25%	1	-	R1-10	
R1-7.5	7,500	7,500	75'	100'	30' 20'	10'	20'	30' 25'	-	2.5 35'	1 12'	N.A.	30%	1	-	R1-7.5	
R1-5	5,000	5,000	50'	100'	30' 15'	10'	20'	30' 20'	-	2.5 35'	1 12'	N.A.	-	1	-	R1-5	
RD-7.5 ^{d,e}	2 acres	7,500	200'	200'	20-35'	25'	50'	50'	70' 30'	3 35'	1 12'	15%	20%	12	-	RD-7.5 ^{d,e}	
RD-6 ^{d,e}	5 2 acres	6,000	3 200'	200'	50'	25'	50'	50'	70' 30'	2.5 35'	1 12'	15%	20%	16	-	RD-6 ^{d,e}	
RD-5 ^{d,e}	5,000	5,000	50'	100'	30'	10'	20'	25'	30'	3 35'	1 12'	20%	30%	16	-	RD-5 ^{d,e}	
RD-4 ^{d,e}	2 acres 5,000	4,000	200'	200'	40'	20'	40'	40'	70' 30'	2.5 35'	1 12'	20%	25%	20	-	RD-4 ^{d,e}	
RD-3 ^{d,e}	5,000	3,000	50'	100'	30'	10' 20'	20'	25'	30'	2.5 35' 3.5 45'	1 12'	20%	40%	24	-	RD-3 ^{d,e}	
RD-1.8 ^{d,e}	5,000	1,800	50'	100'	30'	10' 20'	20'	25'	30'	10 ^b 100'	1 12'	15 25%	40%	- ^c	-	RD-1.8 ^{d,e}	
RD-1.7 ^{d,e}	5,000	1,700	50'	100'	30'	10' 20'	20'	25'	30'	4.5 ^f 55 ^f	1 12'	25%	40%	36 ^e	-	RD-1.7 ^{d,e}	
PB	As regulated in the least restrictive adjoining residential district															PB	
ØB T	5,000	i	40' 50'	100'	30' 10'	20' 10'	-	25' 20'	-	- 35'	-	-	-	-	±	ØB T	
LB	-	-	-	100'	-	20'	-	25'	-	1 35'	-	-	-	Min Open	±	LB	
GB	-	1,500	-	100'	- 15'	20'	-	25'	-	- 35'	-	-	-	Space	±	GB	
CMS	-	-	-	75'	0-10'	0'	-	25' 20'	-	3 48'	2 -	-	-	10%	-	CMS	Art IVD
L	-	-	-	75'	0-20'	0-30'	-	25'	-	4 38'	2 -	-	-	15%	-	L	Art IVE
FCD	2 acres	3,960	-	-	-	-	-	-	-	3 40'	-	35%		30%	-	FCD	Art IVC
WP	1 acre	-	-	-	10'	-	-	-	-	2.5 35'	-	20%		-	0.5	WP	Art IVA
WD	5 acres	-	-	-	-	-	-	-	-	See Art IVA	-	-		15%	3/2	WD	Art IVA
LI	-	1,500	- 60'	100'	- 20'	20'	-	25'	-	- - 35'	-	70%		- 20%	±	LI	
HI	-	-	- 60'	100'	- 30'	20'	-	25'	-	- 35' 40'	-	70%		- 20%	±	HI	

NOTES:

- ~~a~~ If not occupied by a dwelling unit. Notwithstanding the one-story and 15-foot height limitation, a clubhouse in a multifamily project shall not exceed 2 1/2 stories and 35 feet in height. *[Amended 2-16-2010 by L.L. No. 2-2010]*
- ~~a~~^b 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.
- ~~c~~ A main building containing two or more dwelling units in an RD-3 District may be erected to a height of 3 1/2 stories or 45 feet, and a main building for a permitted nonresidential use may be erected to a height of five stories or 50 feet, provided that it is set back from any street or adjoining residential property a distance at least equal to its height.
- ~~d~~ But 2,500 square feet per dwelling unit for the first two dwelling units if the average height of main buildings is to be less than six stories, and except that for each one-bedroom or smaller dwelling unit, the required minimum lot area per dwelling unit shall be reduced by 20%, and for each three-bedroom or larger dwelling unit, increased by 20%.
- ~~e~~ But not less than 1/2 the height of the permitted building.
- ~~f~~ A one-family house may be located on a lot meeting all the requirements of, and subject to the standards of, the most restrictive adjoining single-family residence district.
- ~~g~~ Except that any side yard containing a driveway for an apartment development shall be at least as large as a required front yard.
- ~~b~~^h 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.
- ~~c~~ⁱ But not more than 24 dwelling units in any building 3 1/2 stories or less in height.
- ~~j~~ This maximum may be increased to 20% for multifamily developments having 3,000 square feet or more of a lot area per dwelling unit.
- ~~d~~^k 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.
- ~~e~~^l 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.
- ~~m~~ Except that any new one-family detached dwelling lot created subsequent to July 11, 1988, shall be required to comply with the minimum size and dimensional requirements of the R1-7.5 District. *[Added 7-5-1988]*
- ~~f~~ⁿ 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]*
- ~~g~~^e And each building shall not exceed 150 feet in length. *[Added 2-16-2010 by L.L. No. 2-2010]*
- ~~p~~ There shall be no parking in the front yard. *[Added 10-17-2016 by L.L. No. 11-2016]*
- ~~h~~^q 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.
- ~~b~~ Abutting residential districts or where driveway is proposed between building and lot line.
- ~~c~~ First floor area shall be limited to the extent necessary to provide required off-street parking and loading spaces.

Zoning District	Minimum Lot Size (see also 223-12 I) Area ^h				Minimum Yard ^a			Minimum Distance Between Buildings Same Lot	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)	Side (ft)	Rear ^{d,e} (ft)			Multi-Fam	All Other				
R1-120	120,000	120,000	250'	350'	75'	50'	75'		2.5 35'	N.A.	7%	1		R1-120	
R1-80	80,000	80,000	150'	200'	50'	30'	50'		2.5 35'	N.A.	10%	1		R1-80	
R1-40	40,000	40,000	150'	150'	40'	25'	50'		2.5 35'	N.A.	15%	1		R1-40	
R1-20	20,000	20,000	125'	125'	30'	20'	40'		2.5 35'	N.A.	20%	1		R1-20	
R1-10	10,000	10,000	85'	100'	25'	15'	35'		2.5 35'	N.A.	25%	1		R1-10	
R1-7.5	7,500	7,500	75'	100'	20'	10'	25'		2.5 35'	N.A.	30%	1		R1-7.5	
R1-5	5,000	5,000	50'	100'	15'	10'	20'		2.5 35'	N.A.		1		R1-5	
RD-7.5 ^{d,e}	2 acres	7,500	200'	200'	20-35'	25'	50'	30'	3 35'	15%	20%	12		RD-7.5 ^{d,e}	
RD-6 ^{d,e}	2 acres	6,000	200'	200'	50'	25'	50'	30'	2.5 35'	15%	20%	16		RD-6 ^{d,e}	
RD-5 ^{d,e}	5,000	5,000	50'	100'	30'	10'	25'	30'	3 35'	20%	30%	16		RD-5 ^{d,e}	
RD-4 ^{d,e}	5,000	4,000	200'	200'	40'	20'	40'	30'	2.5 35'	20%	25%	20		RD-4 ^{d,e}	
RD-3 ^{d,e}	5,000	3,000	50'	100'	30'	20'	25'	30'	3.5 45'	20%	40%	24		RD-3 ^{d,e}	
RD-1.8 ^{d,e}	5,000	1,800	50'	100'	30'	20'	25'	30'	10 ^b 100'	25%	40%	c		RD-1.8 ^{d,e}	
RD-1.7 ^{d,e}	5,000	1,700	50'	100'	30'	20'	25'	30'	4.5 ^f 55 ^f	25%	40%	36 ^g		RD-1.7 ^{d,e}	
T	5,000	i	50'	100'	10'	10'	20'		- 35'					T	
GB		1,500		100'	15'	20'	25'		- 35'					GB	
CMS				75'	0-10'	0'	20'		3 38'				10%	CMS	Art IV D
L				75'	0-20'	0-30'	25'		4 48'				15%	L	Art IV E
FCD	2 acres	3,960							3 40'		35%		30%	FCD	Art IV C
WP	1 acre				10'				2.5 35'		20%			WP	Art IV A
WD	5 acres								See Art IV A				15%	WD	Art IV A
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]
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- i As regulated in the least restrictive adjoining residential district.