

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

Draft 4.24.20

| Zoning District | Minimum Lot Size Area ^h (see also 223-12 l) | | | | 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' | | 2.5 35' | | | | | T | |
| GB | | 1,500 | | 100' | 15' | 20' | 25' | | - 35' | | | | | GB | |
| CMS | | | | 75' | 0-10' | 0' | 20' | | 3 38' | | | | 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, with 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 standards 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]
- ~~he~~ 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 One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.