

Section 223-17, Schedule of Dimensional Regulations (**Suggested Edits**)

DRAFT 7.5.18

Zoning District	Minimum Lot Size (see also 223-12 I)				Minimum Yard				Minimum Building Separation Same Lot (feet)	Maximum Height Main Bldg. (see 223-13) (stories–ft.)	Minimum Height (stories–ft.)	Maximum % Building Coverage		Maximum Number of Units per Building	Floor Area Ratio	Zoning District	Refer Also to These Pertinent Sections	
					Front (feet)	Side ^a		Rear ^a (feet)				Multi-Family	All Other					
	Area (sq. ft.)	Area ^h per Unit (sq. ft.)	Width (feet)	Depth (feet)		Min. (feet)	Total of 2 (feet)											
R1-120	120,000	120,000	250'	350'	75'	50'	100'	75'	--	2½ - 35'	1 – 12'	N. A.	7%	1	--	R1-120		
R1-80	80,000	80,000	150'	200'	50'	30'	70'	50'	--	2½ - 35'	1 - 12'	N. A.	10%	1	--	R1-80		
R1-40	40,000	40,000	150'	150'	50' 40'	25'	60'	50'	--	2½ - 35'	1 - 12'	N. A.	15%	1	--	R1-40		
R1-20	20,000	20,000	125'	125'	40' 30'	20'	50'	40'	--	2½ - 35'	1 - 12'	20%	20%	1	--	R1-20		
R1-10	10,000	10,000	85'	100'	35' 25'	15'	40'	35'	--	2½ - 35'	1 - 12'	N. A.	25%	1	--	R1-10		
R1-7.5	7,500	7,500	75'	100'	30' 20'	10'	20'	30'	--	2½ - 35'	1 - 12'	N. A.	30%	1	--	R1-7.5		
R1-5	5,000	5,000	50'	100'	30' 15'	10'	20'	30'	--	2½ - 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'	2½ - 35'	1 - 12'	15%	20%	16	--	RD-6 ^{d,e}		
RD-5 ^{d,e}	5,000	5,000	50'	100'	30'	10' 20'	20' 40'	25'	30'	3 - 35'	1 - 12'	20%	30%	16	--	RD-5 ^{d,e}		
RD-4 ^{d,e}	2 acres	4,000	200'	200'	40'	20'	40'	40'	70' 30'	2½ - 35'	1 - 12'	20%	25%	20	--	RD-4 ^{d,e}		
RD-3 ^{d,e}	5,000	3,000	50'	100'	30'	10' 20'	20' 40'	25'	30'	2½ 3½ 35-45'	1 - 12'	20%	40%	24	--	RD-3 ^{d,e}		
RD-1.8 ^{d,e}	5,000	1,800	50'	100'	30'	10' 20'	20' 40'	25'	30'	10 ^b - 100'	1 - 12'	15%	40%	-- ^c	--	RD-1.8 ^{d,e}		
RD-1.7 ^{d,e}	5,000	1,700	50'	100'	30'	10' 20'	20' 40'	25'	30'	4½ ^f - 55' ^f	1 - 12'	25%	40%	36 ^g	--	RD-1.7 ^{d,e}		
PB					As regulated in the least restrictive adjoining residential district												PB	
OB TB	5,000	5,000 ⁱ	40' 50'	100'	30' 10'	20' 10'	--	25'	--	-- - 35'	--	--	--	--	1	OB TB		
LB	--	--	--	100'	-- 15'	20'	--	25'	--	-- - 35'	--	--	--	Min. Open Space	2	LB		
GB	--	1,500	--	100'	-- 15'	20'	--	25'	--	-- - 35'	--	--	--		2	GB		
CMS	--	--	--	75'	0–10'	0'	--	25'	--	3 - 38'	2 - --	--	--	10%	--	CMS	Article IVD	
L	--	--	--	75'	0–20'	0-30'	--	25'	--	4 - 48'	2 --	--	--	15%	--	L	Article IVE	
FCD	2 acres	3,960	--	--	--	--	--	--	--	3 - 40'	--	35%		30%	--	FCD	Article IVC	
WP	1 acre	--	--	--	10'	--	--	--	--	2½ - 35'	--	20%		--	0.5	WP	Article IVA	
WD	5 acres	--	--	--	--	--	--	--	--	See Art. IVA	--	--		15%	3/2	WD	Article IVA	
LI	--	1,500	-- 60'	100'	-- 20'	20'	--	25'	--	-- - 35'	--	-- 60%		-- 20%	2	LI		
HI	--	--	-- 60'	100'	-- 30'	20'	--	25'	--	-- 35' 40'	--	-- 60%		-- 20%	2	HI		

NOTES:

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~~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]~~

~~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.

~~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.~~

~~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.

~~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.~~

~~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 semiattached 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]~~

~~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]

~~go~~ 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]~~

~~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 For two-family dwelling units, 2,500 square feet lot area per dwelling unit.

~~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.~~