

ZONING

197 Attachment 2

Town of North Greenbush

**Table 2
Schedule of Area and Bulk Regulations**

District	Development Criteria		Minimum Lot Size	Minimum Setbacks (feet)			Maximum lot coverage	Maximum Height	Maximum Footprint Density			
	Type	Condition		Area	Width at setback	Front			Side	Rear	Stories	Feet
AR	A-single-family	Public sewer and water	1 acre	150	40	40	40	10%	2	35	—	1 acre
	B-single-family	Public sewer or water	1.5 acres	200	50	50	50	10%	2	35	—	1.5 acres
	C-single-family	No public sewer or water	2 acres	300	50	50	50	10%	2	35	—	2 acres
	D-other		5 acres	400	75	75	75	20%	2	40		
R-1	A-single-family	Public sewer and water	20,000 sq.ft.	110	35	20	35	10%	2	35	—	20,000 sq.ft.
	B-single-family	Public sewer or water	30,000 sq.ft.	150	40	30	40	10%	2	35	—	30,000 sq.ft.
	C-single-family	No public sewer or water	40,000 sq.ft.	200	50	50	50	10%	2	35	—	40,000 sq.ft.
	D-other		40,000 sq.ft.	200	40	40	40	20%	2	40		
R-2	A-single-family	Public sewer and water	20,000 sq.ft.	110	35	20	35	10%	2	35	—	20,000 sq.ft.
	B-single-family	Public sewer or water	30,000 sq.ft.	150	40	30	40	10%	2	35	—	30,000 sq.ft.
	C-single-family	No public sewer or water	40,000 sq.ft.	200	50	50	50	10%	2	35	—	40,000 sq.ft.
	D-two-family	Public sewer and water	30,000 sq.ft.	50/unit	35	15	35	10%	2	35	—	15,000 sq.ft.
	E-two-family	Public sewer or water	40,000 sq.ft.	75/unit	40	30	40	10%	2	35	—	20,000 sq.ft.
	F-two-family	No public sewer or water	60,000 sq.ft.	100/unit	50	50	50	10%	2	35	—	30,000 sq.ft.
	Other		40,000 sq.ft.	200	35	40	40	15%	2	35		
R-3	A-single-family	Public sewer and water	20,000 sq.ft.	120.	35	20	35	25%	2	35	—	20,000 sq.ft.
	B-single-family	Public sewer or water	30,000 sq.ft.	150	40	30	40	25%	2	35	—	30,000 sq.ft.
	C-single-family	No public sewer or water	40,000 sq.ft.	200	50	50	50	25%	2	35	—	40,000 sq.ft.
	D-two-family	Public sewer and water	20,000 sq.ft.	50/unit	35	15	35	25%	2	35	—	10,000 sq.ft.
	E-two-family	Public sewer or water	40,000 sq.ft.	75/unit	40	30	40	25%	2	35	—	20,000 sq.ft.
	F-two-family	No public sewer or water	60,000 sq.ft.	100/unit	50	50	50	10%	2	35	—	30,000 sq.ft.
	Townhouse/condominiums	Public sewer and water	40,000 sq.ft.	By approval	40	30	40	60%	3	40		8,000 sq.ft.
R4	Other		40,000 sq.ft.	200	35	40	40	60%	3	40		
	Residential, multi	Public Sewer and water	2 acres	200	30	30	40	60%	3	40		5,000 sq.ft.
	A-single-family	Public sewer and water	20,000 sq.ft.	120	35	20	35	25%	2	35	—	20,000 sq.ft.
	B-single-family	Public sewer or water	30,000 sq.ft.	150	40	30	40	25%	2	35	—	30,000 sq.ft.
	C-single-family	No public sewer or water	40,000 sq.ft.	200	50	50	50	25%	2	35	—	40,000 sq.ft.
	D-two-family	Public sewer and water	20,000 sq.ft.	50/unit	35	15	35	25%	2	35	—	10,000 sq.ft.
	E-two-family	Public sewer or water	40,000 sq.ft.	75/unit	40	30	40	25%	2	35	—	20,000 sq.ft.
	F-two-family	No public sewer or water	60,000 sq.ft.	100/unit	50	50	50	10%	2	35	—	30,000 sq.ft.
	Townhouse/condominiums	Public sewer and water	40,000 sq.ft.	By approval	40	30	40	60%	3	40		8,000 sq.ft.
	Other		40,000 sq.ft.	200	35	40	40	60%	3	40		
H	Permitted use	Public sewer and water	20,000 sq.ft.	110	25	20	35	75%	3	40	5,000 sq.ft.	5,000 sq.ft.
BN	Permitted use	Public sewer and water	20,000 sq.ft.	110	30	20	35	75%	2	40	5,000 sq.ft.	5,000 sq.ft.
PBD	Nonresidential	Public sewer and water	20,000 sq.ft.	120	30	20	35	75%	3	40	10,000 sq.ft.	10,000 sq.ft.
C	Permitted use	Public sewer and water	5 acres	400	50	50	50	75%	3	45		
BG	Permitted use	Public sewer and water	20,000 sq.ft.	110	30	20	30	75%	3	45	10,000 sq.ft.	10,000 sq.ft.
IG	Permitted use	Public sewer and water	40,000 sq.ft.	200	35	40	50	75%	3	45		
TP	Permitted use	Public sewer and water	40,000 sq.ft.	200	35	40	50	75%	4	60		
NP	Permitted use		2 acres	200	50	50	50	60%	3	40	5,000 sq.ft.	5,000 sq.ft.