

Town of North Greenbush
197 Zoning Attachment
Table 2 Schedule of Area and Bulk Regulations

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