

ZONING AND LAND USE

190 Attachment 2

Town of Colonie

Dimensional Table

[Amended 6-28-2007 by L.L. No. 10-2007; 8-28-2008 by L.L. No. 8-2008; 5-21-2009 by L.L. No. 4-2009*;
4-11-2013 by L.L. No. 5-2013; 11-19-2015 by L.L. No. 12-2015]

District	Maximum Height ¹ (feet)	Building and Lot Requirements						Yard Requirements ³		
		Maximum Building Footprint (square feet)	Lot Area Minimum (square feet)	Lot Width and Frontage Minimum ² (feet)	Minimum Green Space Coverage ³	Base Residential Density (units/acre)	Base Commercial Density (square feet/acre)	Front Setback ⁴ Minimum (feet)	Side Setback Minimum Each Side/Total of Two Sides (feet) ⁵	Rear Setback Minimum (feet) ⁵
SFR	40	30% of lot area	18,000 ⁶	80	35%	2 ⁶	—	40	10/25	25
MFR ⁷	50	15,000	20,000	100	35%	6 ⁸	—	20	10/25	30
OR	40	30,000	20,000	100	35%	See note 9	18,000 ⁹	20	10/25	15
NCOR	40	15,000	6,000	60	35%	See note 9	18,000 ⁹	20	5/15	15
COR	75	30,000	20,000	100	35%	See note 9	18,000 ⁹	20	10/25	15
HCOR	75	—	20,000	100	35%	See note 9	18,000 ⁹	20	20/50	15
CO	75	—	20,000	100	35%	6 ¹¹	18,000 ¹¹	20	20/50	15
IND	75	—	20,000	100	35%	—	18,000 ¹⁰	50	20/50	15
ABA	75	—	20,000	100	35%	—	18,000 ¹⁰	50	20/50	15
LC	—	—	—	—	35%	—	—	—	—	—
CEM	40	—	—	—	—	—	—	50	25/50	25

NOTES ON DIMENSIONAL TABLE:

1. With the exception of church towers, spires, or belfries; flagpoles; water tanks; elevator bulkheads; or stairway enclosures. A parapet wall may extend not more than eight feet above the maximum height. Building-mounted accessory structures such as communications antennas shall not exceed the maximum height or the highest point of the building, whichever is greater.
2. The minimum lot width shall be maintained continuously between the front lot line and the front building setback line, and shall be provided at all points along the front building setback line, for each front yard. The minimum lot frontage shall apply to each street on a corner lot or through lot.
3. Minimum green space requirements shall apply to any use other than a single-family dwelling or two-family dwelling. Minimum green space is subject to incentive provisions as described below. Any area of a street or utility right-of-way adjacent to a parcel, and used for off-street parking, loading, storage or other such purposes incidental to the use of the parcel, shall be considered a part of the parcel for purposes of determining the minimum required green space.
4. Minimum front yard setbacks apply only to new construction and not to renovation of existing structures.
5. All nonresidential structures and related parking, loading, refuse containment areas, and storage areas must be set back a minimum of 25 feet from the boundary of any adjacent lot with an existing single-family use, except in the NCOR District.
6. Base residential density in an SFR District shall apply to conservation subdivision development only.

* This local Law also provided that changes in the Minimum Front and Side Setback Dimensional Table would not apply to any project or site development plan that was been submitted to the Town Development Coordination Committee as of the date of the adoption of this local law and for which final site plan approval was issued by 1-1-2012.

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NOTES ON DIMENSIONAL TABLE:

7. In an MFR District, a lot conforming to the minimum dimensional requirements contained in this table may be subdivided for development of single-family or two-family residences, with lot sizes, minimum building setbacks from newly created lot lines, other area and dimensional requirements, development design, road standards, and provisions for open space subject to review and approval by the Planning Board in accordance with the standards established for conservation subdivisions in the overlay districts article of this chapter. The overall development density shall not exceed six units per acre, and building setbacks from the original lot lines shall conform to the minimum dimensional requirements contained in the table.
8. Where a lot is proposed to be subdivided for development of multifamily dwellings, the allowable number of dwelling units for the entire development shall be determined by the area of the original lot, including any part of the original lot to be set aside for public or private roadways, open space, recreation areas, or other such uses. The density on any individual lot in such a development may exceed six units per acre, provided that the average density for the entire development does not.
9. In an OR, NCOR, COR, or HCOR District, up to 80% of the base commercial density may be converted to residential use, at a ratio of 3,000 square feet of commercial use per dwelling unit.
10. Base commercial density in an IND or ABA District shall apply to conservation development only.
11. In a CO District, the listed base residential density is restricted to those parcels which are 15 acres or greater in size. For such parcels, the overall residential density shall not exceed six units per acre, and building setbacks from the original lot lines shall conform to the minimum dimensional requirements for the MFR District contained in the table. A rental office on site is required for such residential development. In a CO District, only for parcels that are 15 acres or greater in size, any percentage of mixed use may be used.