

ZONING AND LAND USE

190 Attachment 3

Town of Colonie

**Dimensional Table for Prior Established Lots
[Amended 6-28-2007 by L.L. No. 10-2007]**

Lot established prior to ¹ :	Maximum Height ²		Lot Requirements			Yard Requirements		
	Feet	Stories	Maximum Building Footprint	Lot Area Minimum (square feet)	Lot Width Minimum (feet)	Front Setback Minimum (feet) ³	Side Setback Minimum Each Side/Total of Two Sides (feet)	Rear Setback Minimum (feet)
8-6-1987	40	3	45% of lot area	12,000 ⁴	75 ⁵	30	5/14	25
11-2-2006	40	3	35% of lot area	16,000	80 ⁶	40	10/20	25

1. A lot shall be considered established if:
 - (a) It was a lawfully created existing lot as of the date specified in the chart, or
 - (b) It was shown on a subdivision plan for which the Town of Colonie Planning Board granted concept approval or for which the Town of Colonie Town Board authorized development of a cluster subdivision on or before August 6, 1987, and the final subdivision plan was approved and filed in the Albany County Clerk's office on or before August 6, 1991.
 - (c) It was shown on a subdivision plan for which the Town of Colonie Planning Board granted concept approval or for which the Town of Colonie Town Board authorized development of a cluster subdivision on or before of October 5, 2006, and the final subdivision plan is approved and filed in the Albany County Clerk's office on or before January 1, 2009.
- Nothing herein shall be construed to prevent the addition of land to an established lot such that it more closely conforms to the dimensional requirements of this article.
2. With the exception of church towers, spires, belfries, flagpoles, water tanks, elevator bulkheads, or stairway enclosures.
3. If the lot is included in a subdivision plan filed in the office of the Albany County Clerk, and such plan requires a greater front setback than that specified in the chart, the greater requirement shall be applicable.
4. This minimum lot area requirement shall not apply to lots on which a principal structure has been lawfully constructed.
5. The minimum lot width shall be 15 feet at the front lot line, and 75 feet at the front building setback line for each front yard.
6. The minimum lot width shall be maintained continuously between the front lot line and the front building setback line for each front yard.