

ZONING

275 Attachment 2

Town of Pine Plains

**Table B: Schedule of Bulk Regulations**  
**[Amended 9-16-2021 by L.L. No. 1-2021; 3-17-2022 by L.L. No. 1-2022; 10-20-2022 by L.L. No. 3-2022]**

Bulk Requirements			Zoning District								
			H-BUS	H-MS	H-CR	H-R	H-PC (Pulvers Corners)	H-B (Bethel)	R	WP	LI
Lot Area, Minimum <sup>(1)</sup>	Residential	No central sewer	20,000 sf	20,000 sf	20,000 sf	30,000 sf	30,000 sf	30,000 sf	5 ac	5 ac	20,000 sf
		With central sewer	15,000 sf	15,000 sf	15,000 sf	20,000 sf	20,000 sf	20,000 sf	5 ac	5 ac	15,000 sf
	Non-residential	No central sewer	20,000 sf	20,000 sf	1 ac	1 ac	1 ac	1 ac	2 ac	2 ac	20,000 sf
		With central sewer	15,000 sf	15,000 sf	1 ac	1 ac	1 ac	1 ac	2 ac	2 ac	15,000 sf
Lot Width, Minimum (feet)			50	50	50	50	50	50	200	200	50
Lot Depth, Minimum (feet)			100	100	100	100	100	100	100	100	100
Front Yard, Minimum (feet)			10 <sup>(2)</sup>	10	15	15	15	15	75	75	10
Front Yard, Maximum (feet)			10 <sup>(2)</sup>	25 <sup>(5)</sup>	25 <sup>(5)</sup>	50	50	50	n/a	n/a	25 <sup>(5)</sup>
Side Yard, Minimum (feet)			5 <sup>(3)</sup>	8	8	15	20	20	50	50	10
Side Yard, Both (feet)			10	20	20	30	40	40	100	100	25
Rear Yard, Minimum (feet)			20	20	20	25	40	40	75	75	40
Building Height, Maximum (feet)			35 <sup>(4)</sup>	35	35	35	35	35	35	35	35
Lot Coverage, Maximum (%)			75	50	35	30	30	30	30	15	50
n/a = not applicable		ac = acres		sf = square feet							

## PINE PLAINS CODE

### NOTES:

Note 1: For residential lots within a conservation subdivision, the minimum bulk regulations shall be determined as per § 275-31.

Note 2: For nonresidential uses in the H-BUS District, the maximum front yard is zero feet. The maximum front yard may be increased to 10 feet where the front yard is designed and maintained as a garden, courtyard, or outdoor seating or dining area. Entries may be recessed up to five feet.

Note 3: For a nonresidential use or mixed use, the required side yard may be decreased to zero feet where a building on one lot is attached to a building on an adjacent lot. The maximum side yard shall be 22 feet.

Note 4: The maximum first-floor elevation of the first floor of a building in the H-BUS District shall be no higher than two feet above the sidewalk grade.

Note 5: This can be modified by the Building Department if examination of surrounding property indicates that there is an already established front yard setback that is different from this maximum.

Note 6: For Tier 1, 2, and 3 solar installations established pursuant to § 275-24 of the Town Code, the bulk regulations as set forth in that section of the Code, as established and/or modified by the Planning Board during the site plan and/or special use permit process, shall apply.