

ZONING

98 Attachment 2

Town of Pleasant Valley

Schedule of Area and Bulk Requirements [Amended 10-12-2011 by L.L. No. 5-2011]

	CONS	RA	RR	LDR	MDR	HDR	MHP ¹	MC	HR ³	H-PV	H-SP	H-WH	OI	Q	SFH ²
Minimum lot size for commercial uses (acres)	N/A	N/A	N/A	N/A	N/A	N/A	[1]	0.5	N/A	0.25	0.25	0.25	1	20	[2]
Average density ⁸ (acres) (recommended lot size — for calculation of number of lots)	10	5	3.5	2	1	0.5	N/A	N/A	0.15 ⁴	0.15 ⁴	0.15 ⁴	0.15 ⁴	N/A	N/A	N/A
Density for multi family dwellings and townhouses ⁹ (dwelling units per acre)															
No common or municipal water or sewer	—	—	—	—	—	2	—	—	2	2	2	2	—	—	—
Either common or municipal water or sewer	—	—	—	—	—	4	—	—	4	4	4	4	—	—	—
Both common or municipal water and sewer	—	—	—	—	—	8	—	—	8	8	8	8	—	—	—
Minimum road frontage (feet)	50	50	50	50	50	50	[1]	50	50	50	50	50	50	50	50
Minimum front yard setback ⁵ (feet)	80	70	70	60	50	40	[1]	15	15	0	0	0	20	100	[2]
Minimum side yard setback (feet)	40	30	30	20	20	15	[1]	0 ¹⁶	15	0 ⁶	0 ⁶	0 ⁶	20	250	[2]

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Minimum back yard setback (feet)	60	50	50	30	30	20	[1]	10	15	10	10	10	20	250	[2]
Minimum lot width at primary building line (feet)	400	250	200	150	100	50	[1]	75	50	50	50	50	100	750	[2]
Maximum impervious coverage (%)	10	15	20	20	25	30	30	85	40	85	85	85	70	20	[2]
Maximum building footprint per nonresidential establishment (square feet) ⁷	4,000	4,000	4,000	4,000	4,000	4,000	—	10,000	4,000	15,000	6,000	10,000	40,000	10,000	[2]
Maximum height (feet)	35	35	35	35	35	35	35	35	35	40	35	40	35	30	[2]

NOTES:

- ¹ See § 98-36 for requirements in the MHP District. Conversion of a manufactured home park to single-family or two-family residential will convert to the predominant adjoining zoning district designation.
- ² In the SFH District: allowed uses, accessory buildings and additions to structures shall conform to the most restrictive adjoining zoning area and bulk requirements and to the floodplain regulations in § 98-29. New residential structures are prohibited in the Special Flood Hazard District (SFH).
- ³ See § 98-51, Transfer of development rights; purchase of development rights; density management, and § 98-24, Conservation subdivisions.
- ⁴ The minimum is one acre without common or municipal water and/or sewer provision and meeting regulation (§ 98-40).
- ⁵ The front yard setback is from the property line. If the property line is the road center line, the setback is from the assumed property edge.
- ⁶ Where a lot line abuts land in a residential district, the most restrictive setback requirements of either district shall govern.
- ⁷ Agricultural and agricultural-related nonresidential structures are exempt from this maximum.
- ⁸ Average density is a more flexible method of residential development that allows for a range of lot sizes, versus the minimum lot size approach typically used. Instead of resulting in cookie-cutter subdivisions with lots that are all the same size, with “average density” the zoning for the district is used to calculate the allowed number of lots for a project, but the lot sizes can vary. This flexibility in lot size allows for a subdivision that can have a range of acreages and a range of home prices, while protecting natural and scenic resources and meeting Department of Health standards. The density allowed is based on a recommended lot size for each zoning district.
- ⁹ The number of dwelling units permitted per acre (DU/A) is dependent on available water and/or sewer, as outlined in § 98-40.