

## ZONING

### 155 Attachment 3

#### Schedule C Village of Coxsackie Dimensional Standards

<b>District</b>	<b>Minimum Lot Area (square feet)</b>	<b>Lot Density</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Front Yard Setback</b>	<b>Minimum Side Yard Setback</b>	<b>Minimum Rear Yard Setback</b>	<b>Maximum Height</b>	<b>Maximum Impervious Surface</b>
Waterfront Recreation	43,560	N/A	40	50 feet from the high water line <sup>2</sup> or 10 feet from the street	20 feet	50 feet from the high water line <sup>2</sup>	2 1/2 stories; 35 feet	25%
Rural Residential Agriculture	43,560	1 dwelling unit per acre	150	25 feet	10, 25 feet aggregate	50 feet	2 1/2 stories; 35 feet	Total lot 30%: principal building – 20%; accessory uses – 10%
Waterfront Residential	43,560	Multifamily; 2,200 square feet; single-family attached, two-family: 2,500 square feet	150	25 feet	25 feet	50 feet from the high water line <sup>1</sup>	2 1/2 stories; 35 feet	70%
Medium Density-1	20,000	N/A	75	Built to sidewalk or the average of the front yard setbacks on the block on the same side of the street or a maximum of 10 feet	5, 10 feet aggregate	25 feet	3 1/2 stories; 45 feet	Total lot 50%: principal building – 25%; accessory uses – 10%
Medium Density-2	10,000	N/A	75	Built to sidewalk or the average of the front yard setbacks on the block on the same side of the street or a maximum of 10 feet	5, 10 feet aggregate	25 feet	3 1/2 stories; 45 feet	Total lot 50%: principal building – 25%; accessory uses – 10%
Medium Density-3	10,000	N/A	75	Built to the sidewalk or the average of the front yard setbacks on the block on the same side of the street or a maximum of 10 feet	5, 10 feet aggregate	25 feet	2 1/2 stories; 45 feet	Total lot 50%: principal building – 25%; accessory uses – 10%
Mixed Residential	7,500	Multifamily: 1,500 square feet; single-family semidetached, single-family	100	Built to the sidewalk or the average of the front yard setbacks on the block on the same side of the street or a	5, 10 feet aggregate	25 feet	3 1/2 stories; 45 feet	Total lot 60%: principal building – 35%; accessory uses – 10%

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District	Minimum Lot Area (square feet)	Lot Density	Minimum Lot Width (feet)	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height	Maximum Impervious Surface
		attached, two-family: 2,000 square feet		maximum of 10 feet				
Community Services and Recreation	10,000	N/A	75	10 feet	25 feet	12 feet	45 feet	70%
Village Center	2,500	N/A	40	Built to the sidewalk or the average of the front yard setbacks on the block on the same side of the street or a maximum of 10 feet	0 feet for buildings that share a party wall; 5 feet	10 feet	50 feet	95%
Waterfront Development	3,000	N/A	40	50 feet from the high water line <sup>2</sup> or 10 feet from the street	0 feet for buildings that share a party wall; 5 feet	50 feet from the high water line <sup>2</sup>	2 1/2 stories; 35 feet	90%
Neighborhood Commercial	5,000	N/A	40	Built to the sidewalk or the average of the front yard setbacks on the block on the same side of the street or a maximum of 10 feet	10 feet	12 feet	3 1/2 stories; 45 feet	70% total; up to an additional 10% may be appropriate with a special permit with proper stormwater management
Community Commercial	5,000	N/A	40	Built to the sidewalk or the average of the front yard setbacks on the block on the same side of the street or a maximum of 10 feet	10 feet	12 feet	45 feet	70% total; up to an additional 10% may be appropriate with a special permit with proper stormwater management
Industrial	20,000	N/A	100	40 feet	25 feet	50 feet	45 feet	70% total; up to an additional 10% may be appropriate with a special permit with proper stormwater management

NOTES:

<sup>1</sup> The minimum setback from the high water mark of the river shall be measured 50 feet horizontally away from and paralleling the river.

<sup>2</sup> Setbacks can be closer to the high water line with a special use permit.