

ZONING

201 Attachment 3

Town of Coxsackie

Schedule C Dimensional Standards, Zoning Districts

District	Minimum Lot Area (acres)	Lot Density	Minimum Lot Width (feet)	Minimum Front Yard Setback	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (stories; feet)	Maximum Impervious Surface
Waterfront Residential	5	N/A	200	150 feet from high water line ¹	20	20	2 1/2; 35	70%
Residential Agricultural - 1	3	N/A	200	100 feet from center line on state roads; 75 feet from center line of other roads	20	20	2 1/2; 35	Total lot 30%; Principal Building - 20%; Accessory Uses - 10%
Residential Agricultural - 2	5	N/A	200	100 feet from center line on state roads; 75 feet from center line of other roads	25	20	2 1/2; 35	Total lot 30%; Principal Building – 20% Accessory Uses – 10%
Rural Residential	2	N/A	200	100 feet from center line on state roads; 75 feet from center line of other roads	20	20	2 1/2; 35	Total lot 30%; Principal Building – 20%; Accessory Uses – 10%
High Density Residential - 1	0.5 (with public water and sewer); 2 without	Multifamily; 2,200 square feet; Single-family semidetached, Single-family attached, Two-family: 2,500 square feet	75; 200	0 to 25 feet, 100 feet from center line on state roads; 75 feet from center line on other roads	15; 20	15; 20	1 1/2; 35	Total lot 50%; Accessory Uses – 10%
High Density Residential - 2	0.25 (with public water and	Multifamily: 2,200 square feet; Single-family semidetached,	75; 200	0 to 25 feet, 100 feet from center line on state roads, 75 feet from center line on other	15 20	15 20	2 1/2; 35	Total lot 50%; Principal Building – 25%;

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	sewer); 2 without	Two-family: 2,500 square feet		roads				Accessory Uses – 10%
Mixed Use	0.5 (with public water and sewer); 2 without	Multifamily: 2,200 square feet; Single-family semidetached, Single-family semidetached, Single-family attached, Two-family: 2,500 square feet; Nursing care, assisted living: 5 acres	75	0 to 25 feet	15	15	2 1/2; 35	70% total; up to an additional 10% with a Special Permit ¹
Commercial	1	N/A	150	100 feet from center line on state roads; 75 feet from center line of other roads ²	10	25	2 1/2; 35	70% total total; up to an additional 10% with a special permit ²
Corridor Industrial	1	N/A	150	100 feet from center line on state roads; 75 feet from center line of other roads ²	30	50	3; 50	70% total total; up to an additional 10% with a Special Permit ³
Industrial	2	N/A	200	100 feet from center line on state roads; 75 feet from center line of other roads ²	30	50	2 1/2; 35	70% total, up to an additional 10% with a special permit ³

NOTES:

¹ The minimum setback from the high water mark of the river shall be measured 150 feet horizontally away from and paralleling the river.

² Exception on a more than two-lane road, the front setback shall be from the center of the two closest lanes.

³ A special permit may be approved by Planning Board if evidence of proper stormwater management.