

ZONING

232 Attachment 1

Town of Copake

Table 1
Density Control Schedule
Density, Lot Width, Setback, and Other Dimension Requirements

District	District Code	Lot Size and Density Requirement¹	Min. Lot Width, Feet	Min. Front Yard, feet	Min. Side Yard, Feet, Each side	Min. Rear Yard, Feet	Max. Height, Stories	Max. Height, feet	Max. Lot Coverage Including Impervious Surfaces
Rural Residential	RU	3 acres average lot size ² with individual septic systems. Major subdivisions must meet requirements for a flexible lot subdivision pursuant to § 232-17.	200	50	35	75	2 1/2	35	20%
Hamlet (includes Copake, Copake Falls, and Craryville Hamlets)	H	With no public or community sewer available 30,000 square feet	75	20 min.; 50 max.	30	75	2 1/2	35	25%
Hamlet (includes Copake, Copake Falls, and Craryville Hamlets)	H	With public or community sewer available 1/2 acre minimum lot size	50	20 min.; 50 max.	15	40	2 1/2	35	50%
Hamlet Business (Includes Copake, Craryville and Copake Falls, areas)	H-B	Basic conservation: 1 acre minimum lot size Enhanced conservation: 0.5 acre minimum lot size with alternative septic system with best site design standards	75	20 min.; 50 max.	30	60	2 1/2	35	50%

COPAKE CODE

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Highway Business	HW-B	2 acres minimum lot size	100	50	30	70	3	40	50%
Copake Lake	CL	Basic conservation: 3 acres minimum lot size. Enhanced conservation: 2 acres minimum lot size with best site design standards	150	50	35	75	2 1/2	35	20%
Chrysler, Rhoda, Snyder Ponds	CRS	Basic conservation: 3 acres minimum lot size. Enhanced conservation: 2 acre minimum lot size with alternative septic system with best site design standards for minor subdivisions. Major subdivisions must meet requirements for a flexible lot subdivision pursuant to § 232-17	200	50	35	75	2 1/2	35	20%
Mixed Use	MU	2 acres minimum lot size	150	50	20	60	3	40	20%
Taconic Shores	TS	No further subdivision of lots is allowed	150	50	35	75	2 1/2	35	20%

- ¹ The maximum ratio of lot width to lot depth shall be 1:3. Use footnotes 2, 4, and 5 wherever basic conservation, enhanced conservation and best site design standards are mentioned.
- ² Average lot size: The size of the lots created in a subdivision may be averaged together. Use of an average lot size can result in variably sized lots provided that the average of all lots created in a subdivision is three acres in the RU district.
- ³ Basic conservation: This lot size or density shall be allowed when the basic Department of Health standards are met for conventional septic systems and private wells provided the average lot size created through a subdivision is three acres.
- ⁴ Enhanced conservation: A density bonus is allowed when an applicant provides alternative septic systems and best site design practices enhanced for their parcel to include alternative septic systems and best site design pursuant to § 232-8B.
- ⁵ Best site design standards: See below in § 232-8B.