

LAND USE

150 Attachment 1

Town of Poestenkill

District Schedule of Area and Bulk Regulations

[Amended 6-20-2013 by L.L. No. 3-2013; 7-14-2014 by L.L. No. 2-2014; 10-2-2014 by L.L. No. 3-2014]

Land Use District	Minimum Lot Area (acres)	Maximum Residential Density	Minimum Lot Width at Minimum Front Setback (feet)	Maximum Building Coverage (percent)	Minimum Open Space (percent)	Minimum Yard Dimensions			
						Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
R Residential	1	1 dwelling unit per acre	150	10%	60%	50	25	50	35
RA Residential/Agricultural	2	1 dwelling unit per acre	200	10%	75%	50	25	50	35
RR-1 Rural Residential 1	2	1 dwelling unit per acre	200	10%	75%	50	25	50	35
RR-2 Rural Residential 2	2	1 dwelling unit per acre	200	10%	75%	50	25	50	35
H Hamlet	0.5	1 dwelling unit per 0.5 acre	75	25%	40%	25	10	25	35
CLI Commercial/Light Industrial	2, except for any permitted residential use where the minimum requirement is 1	For any permitted residential use, 1 dwelling unit per acre	200, except for any permitted residential use where the minimum requirement is 150	20%, except for any permitted residential use where the maximum building coverage is 10%	40%, except for any permitted residential use where the minimum requirement is 60%	100, except for any permitted residential use where the minimum requirement is 50	50, except for any permitted residential use where the minimum requirement is 25	100, except for any permitted residential use where the minimum requirement is 50	35
NP Natural Products	See Article X of this chapter								
PD Planned Development	See Article IX of this chapter								

POESTENKILL CODE

Accessory Uses									
R				30%		50	20	20	20
RA				30%		50	20	20	20
RR-1				30%		50	20	20	20
RR-2				30%		50	20	20	20
H				30%		25	10	10	20

Notes:

- (1) One acre equals 43,560 square feet.
- (2) See Article XVII, § 150-103, for specific area and bulk standards for personal wireless services facilities.