

ZONING

190 Attachment 2

Chapter 190 Schedule 1: Area and Bulk Regulations Town of Highland, NY Sullivan County

	Hamlet- Commercial District (H-C)	Residential District (R-1)	Residential – Agricultural (R-2)	Washington Lake Resort District (WLRD)
Minimums				
Lot areas per dwelling unit ¹	1 acre	2 acres	3 acres	3 acres
Lot width	150’	150’	200’	200’
Lot depth	150’	150’	200’	200’
Principal Structures^{4,5}				
Front yard ^{2,3}	20’/45’	35’/60’	50’/75’	50’/75’
Rear yard	50’	50’	50’	50’
Side yard	20’	20’	30’	30’
Accessory Structures (Less than or equal to 144 SF and/or no taller than 15’)⁴				
Front yard ^{2,3}	20’/45’	35’/60’	50’/75’	50’/75’
Rear yard	15’			
Side yard	15’			
Maximums				
Percentage of lot coverage	50%	10%	10%	35%
Building height	35’	35’	35’	35’

NOTES:

¹	Multiple family dwellings shall require a minimum lot size of five acres.
²	Front Yard Setbacks shall be measured as follows: 20, 35 or 50 feet to property line or 45, 60 or 75 feet to centerline of road if property line is center line of road.
³	A minimum building setback line of at least 100 feet from the high water line of the Delaware River shall be required.
⁴	A minimum building setback line of at least 50 feet from the high water line, for running water, or any other bodies of water.
⁵	Includes Accessory Structures greater than 144 square feet and/or over 15 feet in height.