

ZONING

355 Attachment 2

Village of Altamont

Density and Dimensional Requirements Chart [Amended 1-5-2010 by L.L. No. 1-2010; 9-1-2015 by L.L. No. 2-2015; 10-6-2015 by L.L. No. 3-2015]

District	Minimum Lot Size Residential (square feet)	Minimum Lot Size Non-residential (square feet)	Lot Width (feet)	Maximum Front Setback (feet) ¹	Minimum Front Setback (feet)	Minimum Side Setback (each side) (feet) ^{1,2}	Minimum Rear Yard Depth (feet)	Maximum Building Height (feet)	Maximum Building Coverage on Lot	Minimum Non-Impervious Surface
R-40	40,000 single-family 60,000 two-family	40,000	125	50	35	25 ²	50	35	25%	50%
R-20	20,000 single-family 30,000 two-family	40,000	100	35	25	15 ¹	30	35	25%	50%
R-15	15,000 single-family 20,000 two-family	40,000	80	30	20	15	30	35	25%	50%
R-10	10,000 single-family 15,000 two-family	40,000	50	30	20	10 ⁵	30	35	40%	50%
R-10M	10,000 single-family 15,000 two-family 6,000 for each multiple-family unit	40,000	50	30	20	10	30	35	40%	30%
Elderly/senior housing group family homes	6,000 for each multiple-family unit	40,000	50	30	20	10	30	35	40%	30%

ALTAMONT CODE

District	Minimum Lot Size Residential (square feet)	Minimum Lot Size Non-residential (square feet)	Lot Width (feet)	Maximum Front Setback (feet)¹	Minimum Front Setback (feet)	Minimum Side Setback (each side) (feet)^{1,2}	Minimum Rear Yard Depth (feet)	Maximum Building Height (feet)	Maximum Building Coverage on Lot	Minimum Non-Impervious Surface
RPO	10,000 single-family 15,000 two-family Professional office with 1 apartment per 10,000	10,000	50	30	20	10	30	35	40%	10%
B	10,000 single-family 15,000 two-family Business with 1 apartment per 5,000	10,000	80	30	15	20	30	35	70%	20%
CBD	NA	Commercial and mixed use buildings only 5,000	25 ³	10	0 ⁴	0 ⁶	50 ⁷	35	70%	10%
RSC	10,000 single-family 15,000 two-family 6,000 for each multiple-family unit	40,000	50	30	20	10	30	35	40%	30%
LI	10,000 single-family 20,000 two-family	10,000	80	—	40	12.5	20	35	40%	10%
Flood zone	Same as base district									
PUD	To be determined at time of review and approval of PUD as per § 355-14. Minimum parcel size for creation of PUD shall be 40 acres.									
RCD	40,000 single-family 60,000 two-family	40,000	125	50	35	25 ²	50	35	25%	50%

ZONING

NOTES:

- ¹ New dwellings constructed on a vacant lot or alterations to an existing structure shall have a minimum front yard depth equal to the average front yard depth of existing dwellings located within 300 feet of each side lot line of the lot.
- ² Side setback for an accessory building shall be a minimum of 10 feet.
- ³ There shall be a maximum lot width of 80 feet.
- ⁴ Structures shall be placed at the edge of the sidewalk or to a maximum setback of 10 feet.
- ⁵ Accessory setback shall be five feet for R-10, R-10M, RPO and CBD Districts.
- ⁶ Zero lot lines are permitted. Where a side yard is provided, it shall be a minimum of 12.5 feet and a maximum of 20 feet.
- ⁷ The larger rear yard is to provide for parking to the rear of the structure.