

ZONING

100 Attachment 6

Town of Lloyd

Dimensional Standards [Added 6-19-2013 by L.L. No. 4-2013]

Table 1: Dimensional Standards, GM Subdistrict				
Lot Standards				
		Min.	Max.	NOTE:
	Lot area	NA	NA	(a) The minimum frontage occupancy requirement may be reduced by the Planning Board: (a) to the extent necessary to allow light and air into an adjacent building that has side windows, or (b) if the applicant provides a suitably surfaced and lighted pedestrian passageway between Route 9W and parking areas, public open spaces, outdoor dining area, or other streets, located behind the building.
	Lot width	NA	NA	
a.	Lot depth	75'	NA	
b.	Lot coverage	NA	85%	
c.	Building coverage	NA	65% ^(b)	
d.	Landscaped area	10%	NA	(b) If underground parking is provided, then the maximum building coverage may be increased from 65% to 85%. Maximum lot coverage shall remain 85%.
	Minimum frontage occupancy ^(a)	Buildings that Front on 9W: with a shared sidewall: 90% detached buildings: 75% Buildings that Do Not Front on 9W: 70%		

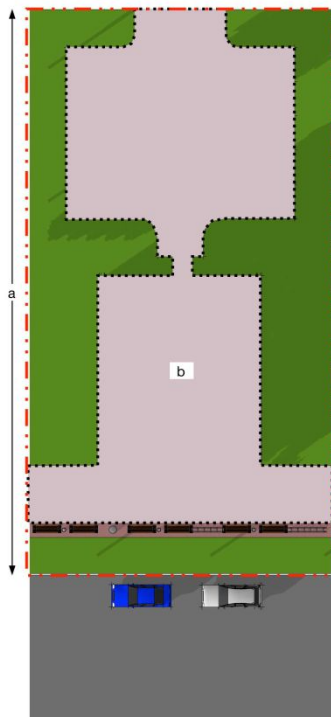


Figure 2: Minimum Lot Depth and Maximum Lot Coverage

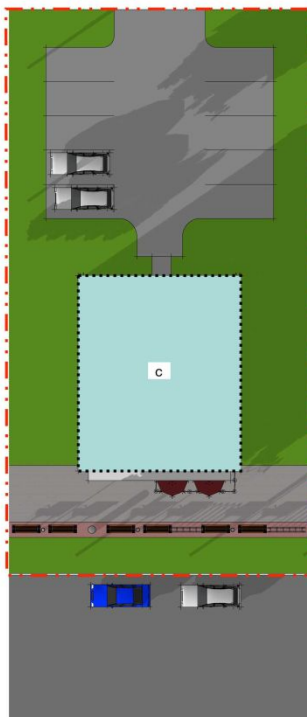


Figure 3: Maximum Building Coverage

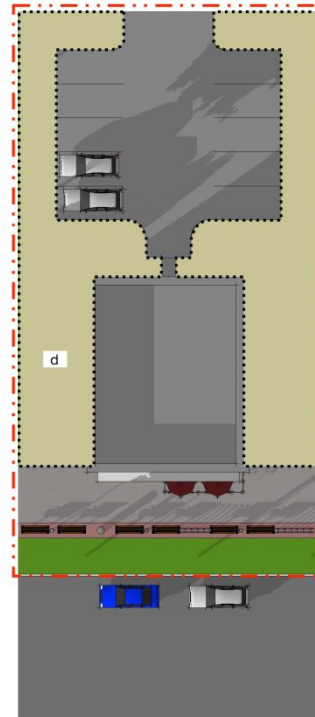


Figure 4: Minimum Landscaped Area

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Table 1: Dimensional Standards, GM Subdistrict Building Standards				
Buildings that Front on Route 9W:			NOTE: (a) For buildings that front on Route 9W, building height shall be measured from the ground elevation of Route 9W and stories built below the grade of Route 9W shall not be counted towards building height, as shown in Figure 6. (b) Front yard setback shall be measured from the Route 9W curb. (c) Unless adjacent to a residential district, in which case the rear setback shall be 100' and screening shall be provided pursuant to § 100-15B(12) of this chapter. (d) Building height for buildings that do not front on Route 9W shall be measured as defined in § 100-8. (e) Except for buildings located along Roberto Ave., which shall have a maximum allowable height of two stories, as shown in Figure 7. (f) Buildings may be sited as close to the side property line as permitted by the NYS Uniform Fire Prevention and Building Code.	
		Min.		Max.
e.	Building height ^(a)	2 stories		3 stories
f.	Front setback ^(b)	20'		25'
g.	Side setback	0'		NA
h.	Rear setback	30' ^(c)		NA
Buildings that Do Not Front on Route 9W:				
	Building height ^(d)	NA		3 stories ^(e)
	Front setback	10'		20'
	Side setback (total of two)	^(f)		NA
	Rear setback	10'	NA	

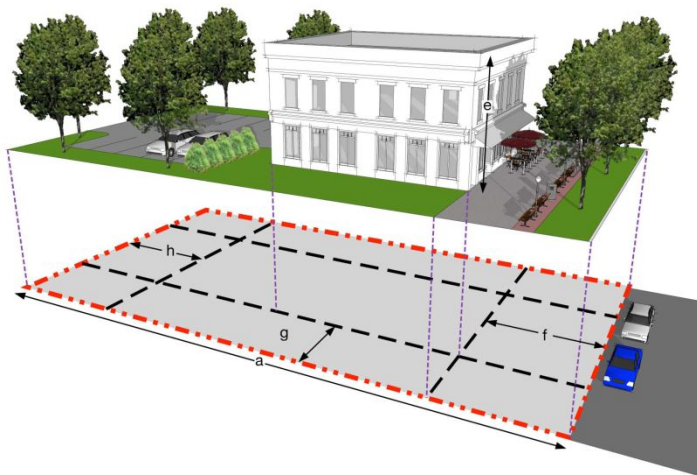


Figure 5: GM Subdistrict Building Standards, Keyed to Table 1

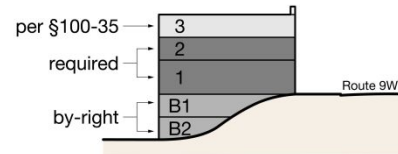


Figure 6: Building Height for Buildings that Front on Route 9W

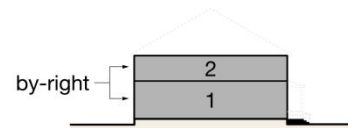


Figure 7: Building Height for Buildings located on Roberto Ave.

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Table 2: Dimensional Standards, GC Subdistrict			
Lot Standards			
		Min.	Max.
	Lot area	NA	NA
	Lot width	NA	NA
a.	Lot depth	75'	NA
b.	Lot coverage	NA	60%
	Building coverage	NA	NA
c.	Landscaped area	30%	NA

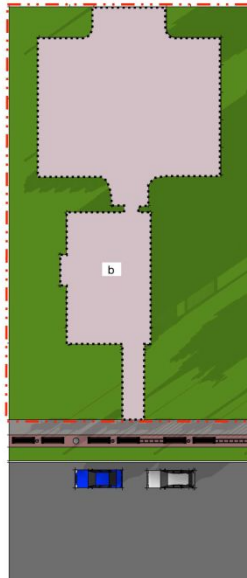


Figure 8: Minimum Lot Depth and Maximum Lot Coverage

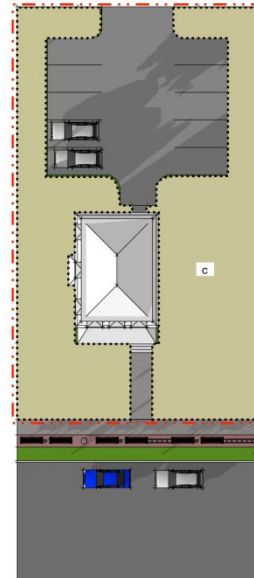


Figure 9: Minimum Landscape Area

Building Standards			
		Min.	Max.
d.	Building height	24'	35'
e.	Front setback	25'	NA
f.	Side setback (each)	20'	NA
g.	Rear setback	30' ^(a)	NA

NOTES:
(a) Unless adjacent to a residential district, in which case the rear setback shall be 50' and screening shall be provided pursuant to § 100-15B(12) of this chapter.

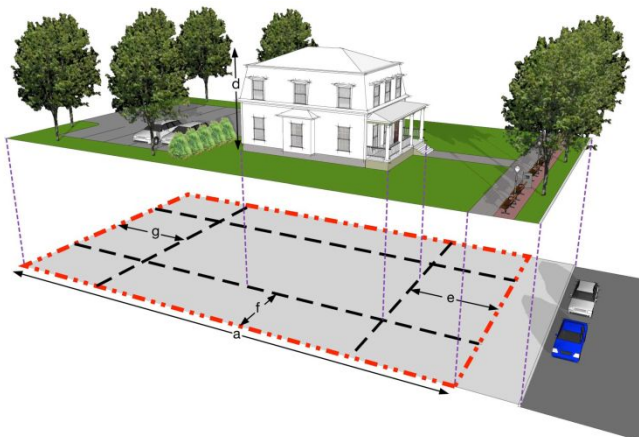


Figure 10: GC Subdistrict Building Standards, Keyed to Table 2

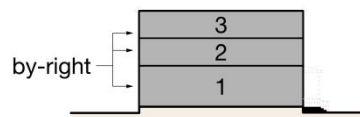


Figure 11: Maximum Building Height