

ZONING

245 Attachment 2

Town of Saugerties

Schedule of District Area and Bulk Regulations (§ 245-12) [Amended 7-13-2022 by L.L. No. 3-2022]

Districts	Lot Requirements				Minimum Yard Requirements			Maximum Building Height (feet)	Maximum Lot Coverage
	Minimum Lot Area	Minimum Lot Area Per Dwelling Unit	Minimum Lot Area Per Bedroom	Minimum Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
LDR Low-Density Residential District	2 acres	2 acres	—	150	50	30	50	35	10%
MDR Moderate-Density Residential District	1 acre	1 acre	—	125	30	25	40	35	15%
HDR High-Density Residential									
Residential uses									
One- and two-family dwelling:		Nonresidential uses shall comply with the standards of the HB District unless a larger lot is required by other provisions of this chapter							
No central utilities	1 acre	1 acre	—	125	30	25	40	35	15%
Central sewer or water	20,000 square feet	20,000 square feet	—	100	25	15	30	35	20%
Central sewer and water	10,000 square feet	10,000 square feet	—	80	25	15	30	35	25%
Multifamily dwellings:									
No central utilities	100,000 square feet	—	13,000 square feet	200	30	50	50	35	30%
Central sewer or water	100,000 square feet	—	6,500 square feet	200	30	50	50	35	30%

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	Minimum Lot Area	Minimum Lot Area Per Dwelling Unit	Minimum Lot Area Per Bedroom	Minimum Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
Central sewer and water	1 acre	—	3,250 square feet	200	30	50	50	42	30%
R-H Residential Hamlet									
Residential		Same as HDR District							
Nonresidential		Same as GB District							
GB General Business									
Residential		Same as HDR District							
Nonresidential	20,000 square feet	—	—	200	25	15	50	60	35%
HB Highway Business	1 acre	—	—	200	40	20	50	30	30%
I Industrial	2 acres	—	—	200	40	30	50	60	30%
OLI Office/Light Industrial	2 acres	—	—	200	40	40	50	40	30%
RB Recreational Business	2 acres	2 acres	—	200	40	30	50	35	30%