

ENVIRONMENTAL QUALITY REVIEW

116 Attachment 1

Town of Shandaken

**DISTRICT SCHEDULE OF AREA AND BULK REGULATIONS**  
**[Amended 12-28-1992 by L.L. No. 3-1992; 4-14-1999 by L.L. No. 1-1999]**

Zoning District	Minimum Lot Area per Single-Family Dwelling Unit or Other Permitted Establishments <sup>a</sup> (acres or square feet)	Maximum Structure Coverage	Minimum Open Space	Maximum Structure Height (feet)	Minimum Lot Width (feet)	Minimum Yard Requirements		
						Front <sup>b</sup> (feet)	Side (feet)	Rear (feet)
Residential (R5)	5.0 <sup>c</sup>	10%	80%	35	300	75	75	75
Residential (R3)	3.0 <sup>c</sup>	10%	70%	35	200	60	50	60
Residential (R1.5)	1.5	10%	60%	35	200	50	25	50
Cluster subdivision with central water	1.0	10%	60%	35	150	50	25	50
Cluster subdivision with central water and municipal sewer	0.75	15%	60%	35	120	40	25	40
Hamlet Residential (HR)	1.0	10%	60%	35	150	40	25	40
With central water	0.67	15%	60%	35	120	40	25	40
With central water and municipal sewer	0.5	20%	40%	35	100	30	20	35
Hamlet Commercial (HC)								
With municipal water and municipal sewer	15,000	25%	30%	35	80	25	10	25
With municipal water or municipal sewer	25,000	20%	35%	35	120	30	20	35
Highway Business (HB)	1.5	15%	40%	35	200	60	40	60
Commercial/Light Industrial (CLI)	2.0	20%	40%	35	200	75	50	75
Floodway (FW)	No development permitted							

NOTES:

1. One acre equals 43,560 square feet of land area.

## SHANDAKEN CODE

2. Minimum lot area per single-family dwelling unit is also applicable to authorized commercial premises, except where a greater minimum acreage is stated in § 116-40 of this chapter for certain special permit uses.

3. Minimum lot area per single-family dwelling unit shall be increased by 60% to establish minimum lot area per two-family dwelling as permitted in the R5, R3, and R1.5 Districts. No increase in minimum lot area shall be required in the HR District for a two-family dwelling.

<sup>a</sup> In accordance with § 116-21 of this chapter, not more than 25% of the required minimum lot area may be fulfilled by land which is either designated as a wetland by NYSDEC or as part of a one-hundred-year floodplain by FEMA.

<sup>b</sup> Minimum front yard shall, however, be 100 feet in all districts if premises fronts on NYS Route 28, except that a lesser setback of at least that otherwise prescribed for the zoning district may be permitted by the Planning Board if the proposed development lies within 200 feet of adjacent structures of less than 100 feet front setback, which structures exist at the time of adoption of this chapter.

<sup>c</sup> Lot area may be reduced by 50% where a lot is served by and connected to a municipal sewage disposal system.