

ZONING

260 Attachment 2

Town of Woodstock

Schedule of Area and Bulk Regulations

Zoning District	Minimum Lot Area	Maximum Structure Coverage	Minimum Open Space	Minimum Lot Width (feet)	Minimum Yard Requirements (feet)			Floor Area Ratio (FAR)
					Front	Side	Rear	
	a ¹	b	c	d	e	f	g	h ³
Residential (R8)	8.0 acres	10%	85%	300	75	75	75	0.25
Residential (R5)	5.0 acres	10%	80%	300	75	75	75	0.25
Residential (R3)	3.0 acres	10%	70%	200	50	50	50	0.25
Residential (R1.5)								
With central water and common sewer	15,000 sf	25%	50%	100	25	25	50	0.63
With central water or common sewer	40,000 sf	10%	60%	100	25	25	50	0.25
Without central water or common sewer	1.5 acres	10%	70%	150	25	25	50	0.25
Hamlet Residential (HR)								
With central water and common sewer	10,000 sf	25%	25%	100	20	10	25	0.63
With central water or common sewer	25,000 sf	20%	30%	100	20	10	25	0.50
Without central water or common sewer	30,000 sf	15%	40%	120	20	10	25	0.38
Hamlet Commercial (HC)	10,000 sf	25%	25%	60	15	10	25	0.63
Neighborhood Commercial (NC) ²								
With central water and common sewer	25,000 sf	25%	25%	100	15	10	25	0.63
With central water or common sewer	30,000 sf	20%	30%	120	15	10	25	0.50
Without central water or common sewer	1.0 acre	15%	40%	120	15	10	25	0.38
Light Industrial (LI)								
R1.5	3.0 acres	20%	60%	200	100	50	100	0.50
R3	5.0 acres	25%	60%	350	125	125	125	0.63
R5	8.0 acres	25%	60%	350	125	125	125	0.63
Floodway (FW)	No development permitted							
In all districts where development is permitted, maximum structure height: 35 feet; maximum stories: 2 1/2								

NOTES:

¹ One acre = 43,560 square feet.

² Columns e and f: Adequate space must be provided between the front and side lot lines and structures for any needed improvements such as sidewalks, curbing, street trees and open space.

³ Number of square feet of nonresidential floor area for every one square foot of site area.