

ZONING

75 Attachment 2

Town of Rosendale Density Control Schedule

DISTRICT	Minimum Lot Requirements**			Minimum Yard Requirements**			Maximum Height (feet)	Maximum Coverage (percentage of area)
	Area (c)	Area/Dwelling Unit	Width (feet)	Front (feet)	Side (feet)	Rear (feet)		
A and A-1	1.5 acre	1.5 acre	150	50	30	50	35	25%
R-1, R-2 and R-2a: No S or W*	1 acre	1 acre	100	35	20	35	35	30%
R-1, R-2 and R-2a: S or W*	0.75 acre	0.75 acre	100	35	20	35	35	30%
R-1: Both S & W*	0.5 acre	0.5 acre	100	35	20	35	35	30%
R-2 and R-2a: Both S & W*	12,500 square feet	12,500 square feet	80	35	12.5	35	35	30%
R-3: With S or W only	7,500 square feet	7,500 square feet (b)	50	25	10	25	35	35%
B-1 (a, b, c) Main Street, Rosendale hamlet	5,000 square feet	(a)	50	0	0	20	40	50%
Elsewhere in Town	10,000 square feet	(a)	50	35	12.5	35	30	50%
B-2 (a, b, c)	10,000 square feet	(a)	75	40	25	40	40	50%
I-1	20,000 square feet	Not permitted	100	50	25	50	40	35%

NOTES:

* S = Community Sewer, W = Community Water; as defined in § 75-56.

** See §§ 75-12 through 75-17 for supplementary regulations governing minimum lot dimensions and similar requirements.

- (a) Residential lot and yard dimensions shall be as required in the R-2 District except that the R-3 standards shall apply to lots on Main Street in the Hamlet of Rosendale.
- (b) Multifamily and two family density for the R-3, B-1 and B-2 Districts shall be determined in accordance with § 75-28.D(5).
- (c) Lot area requirements for mixed use occupancy of lot or building shall be determined in accordance with § 75-15.