

ZONING

272 Attachment 4

City of Watervliet

SCHEDULE B Lot Development Standards

District	Building Height	Floor to Area Ratio (FAR)	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Impervious Surface	Yard Setbacks			
						Front Minimum (feet)	Front Maximum	Side Minimum (one side/ total both sides) (feet)	Rear Minimum (feet)
WC	35 feet or 2 1/2 stories maximum	N/A	20,000	75	10%	25	N/A	10/30	30
R-1A	35 feet or 2 1/2 stories maximum	N/A	10,000	45	40%	25 or the average of the prevailing ¹ setbacks on the block whichever is greater	N/A	10/25	30
R-1	35 feet or 2 1/2 stories maximum	N/A	4,000	40	50%	10 or the average of the prevailing ¹ setbacks on the block, whichever is greater	N/A	3/6	15
R-2	35 feet or 2 1/2 stories maximum	N/A	4,000	40	60%	10 or the average of the prevailing ¹ setbacks on the block, whichever is greater	N/A	3/6	15
R-3 Single/ 2-family	2-story minimum; 45 feet or	2.0 0 to < 5,999 square feet 3.0 6,000 to 7,499 square feet 4.0 > 7,500 square feet	The greater of 5,000 or 2,000/dwelling unit	40	80%	10 or the average of the prevailing ¹ setbacks on the block, whichever is lesser	20	5/12	15
Multifamily	3 1/2 stories maximum		1,500/dwelling unit					10/30	
Nonresidential			5,000					5/12	
MU-1/ MU-2	2-story minimum; 40 feet or 3 1/2 stories maximum	1.5	Residential uses: 4,000 or 1,500/ dwelling unit, whichever is greater; Nonresidential: None	40	80%	10 or the average of the prevailing ¹ setbacks on the block, whichever is lesser	20	3/6	15
B	40 feet or 3 1/2 stories maximum	N/A	None	40	85%	0	20	0/5	20

WATERVLIET CODE

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LI	50 feet or 4 stories maximum	N/A	None	40	60%	25	N/A	10/25 20 each side that is adjacent to a residential district	25
All PDDs	See Article VI, Planned Development Districts, for development standards.								

¹ The prevailing setback shall be computed averaging the setbacks on improved lots with setback differentials of no more than 10 feet. This is intended to eliminate outliers.