

ZONING

199 Attachment 1

Town of Lee

**Appendix A - Tables of Dimensional Requirements and Notes
[Amended 3-24-2022 STM by Art. 19]
Table of Dimensional Requirements - Table 1 of 2**

Zoning District	Area (sq. ft.)	Individual Lot Frontage (feet) ¹	Area for Two-Family (sq. ft.)	Individual Lot Yard Requirements			Maximum Building Height		Maximum Coverage for Buildings
				Front (feet)	Side (feet)	Rear (feet)	Feet	Stories	
Residential (R-20)	20,000	100	40,000 ²	25	15	30	35	2 1/2	25%
Residential (R-30)	30,000 ³	125	40,000 ²	35	25	50	35	2 1/2	20%
Residential-Agricultural (RA)	40,000 ²	125	40,000 ²	35	25	50	35	2 1/2	20%
Residential-Multiple Dwelling (RM)	10,000	75	15,000	25	15	30	35	2 1/2	35%
Business-Multiple Dwelling (BM)	8,000	60	12,000	10	10	20	35	2 1/2	35%
Conservation-Residential (CR)	3 acres	200	3 acres	35	25	50	35	2 1/2	20%
Rural Business (RB)	40,000	200	50,000	75	25	40	35	2 1/2	25%
Office Park and Light Industrial (OPLI)⁸	2 acres	125 ⁹	—	40 ⁹	25 ^{9,10}	40 ^{9,10}	35 ¹¹	—	50% ¹²
Industrial (I)	40,000 ⁵	125	Not permitted	40	25	40	NR ⁴	—	50% ⁷
Floodplain (FP)	5 acres	200	5 acres	35	25	50	35	2 1/2	—
Planned Commercial Village Center (PCVC)	50 acres	1,000	—	150	150	150	35 ¹⁵	—	20% ^{16,17}
Downtown Commercial Business Corridor (DCBC)	2,000	60	—	10 ¹⁴	10	10	35	2 1/2	35%
Commercial Business Corridor (CBC)	8,000	60	—	25 ¹³	10	20	35 ¹⁸	2 1/2 ¹⁸	35%

LEE CODE

NOTES TO TABLE 1:

- ¹ Except lot width if the street is an arc of a curve with a radius of 300 feet or less, provided that there shall be in any event not less than 80% of the required lot frontage.
- ² Minimum lot size as shown in the table may be reduced by 50% if the lot is serviced by both Town sewer and water and by 25% if serviced by either Town sewer or water.
- ³ Minimum lot size shown in the table may be reduced to 20,000 square feet if the lot is serviced by both Town sewer and water.
- ⁴ NR indicates that there are no fixed dimensional requirements. Any proposed use in such cases must, however, be located on a lot of adequate size for the proposed use in order to meet, in the judgement of the Planning Board, off-street parking, increased yard and all other requirements under the provisions of this chapter.
- ⁵ No residential construction shall be permitted.
- ⁶ For additional dimensional requirements pertaining to educational or religious uses see § 199-9.6.
- ⁷ The total nonvegetated area shall not exceed 75% of the total square footage of the lot. Planning Board approval of a plan illustrating sufficient vegetated screening of the industrial operation from public view is required.
- ⁸ Minimum OPLI area shall be 10 acres.
- ⁹ For each lot within the OPLI District.
- ¹⁰ When abutting a Residential District, setback shall be 50 feet.
- ¹¹ Except 45 feet or three stories where a sprinkler system is designed to the satisfaction of the Lee Fire Chief and is approved with the site plan.
- ¹² Maximum nonvegetated area is to be 66%.
- ¹³ A landscaped buffer strip, continuous except for approved driveways, shall be established adjacent to any public road, and major trees shall be planted parallel to and at least 15 feet from the curblin as well as in a manner compatible with the buildings in the area. A coordinated landscape design for the entire project shall be reviewed by the Planning Board and incorporated into site plan review and approval.
- ¹⁴ A coordinated landscape design for the entire project shall be reviewed by the Planning Board and incorporated into site plan review and approval.
- ¹⁵ Maximum building height.
- ¹⁶ Maximum of building footprint.
- ¹⁷ The maximum percentage of the lot that can be rendered as impervious is 60%.
- ¹⁸ By special permit the special permit granting authority may allow structures to be erected that are greater than 2 1/2 stories and up to 40 feet in height provided that the lot is a minimum of 1.75 acres.

ZONING

LEE CODE

Table of Dimensional Requirements for Multiple Dwellings - Table 2 of 2

Zoning District	Area	Maximum Number of Dwelling Units (per acre)	Additional Square Feet per Dwelling Unit	Minimum Frontage (feet)	Minimum Yard Dimensions			Maximum Lot Coverage
					Front (feet)	Side (feet)	Rear (feet)	
Residential (R-20 and R-30)	1 acre ¹	4	Not permitted	150	40	25	50	20%
Residential-Agricultural (RA)	1 acre ¹	4	Not permitted	200	50	25	50	20%
Residential-Multiple Dwelling (RM)	20,000 sq. ft.	NR ²	5,000	75	25	15	30	35%
Business-Multiple Dwelling (BM)	15,000 sq. ft.	NR ²	5,000	60	10	10	20	35%
Conservation-Residential (CR)	Not permitted							
Rural Business (RB)	1 acre ¹	4	NR ²	200	75	25	40	25%
Office Park and Light Industrial (OPLI)⁸	Not permitted							
Industrial (I)	Not permitted							
Floodplain (FP)	Not permitted							
Planned Commercial Village Center (PCVC)	Not permitted							
Downtown Commercial Business Corridor (DCBC)³	15,000 sq. ft.	NR	NR	60	10	10	20	35%
Commercial Business Corridor (CBC)	8,000 sq. ft.	NR	NR	60	25 ⁴	10	20	35%

ZONING

NOTES TO TABLE 2:

- ¹ Not more than one building may be placed on a lot.
- ² NR indicates that there are not fixed dimensional requirements.
- ³ Conversion under § 199-4.2H(2)(b) will be permitted as long as the conversion does not increase the nonconformity of the existing structure.
- ⁴ A landscaped buffer strip, continuous except for approved driveways, shall be established adjacent to any public road. A coordinated landscape design for the entire project shall be reviewed by the Planning Board and incorporated into site plan review and approval.