

ZONING

165 Attachment 1

Town of Putnam Valley Height, Bulk and Lot Regulations^{1,6}

[Amended 3-20-1996; 6-26-2002 by L.L. No. 7-2002; 8-19-2009 by L.L. No. 8-2009]

Zoning District	Minimum Net Lot Area ²	Minimum Building Area ³ (square feet)	Minimum Road/Lot Frontage (feet)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Minimum Rear Yard Lakefront (feet)	Minimum Side Yard (feet)	Minimum Open Area ⁴	Maximum Height of Structure ⁵ (feet)	Maximum Building Length (feet)
PD Preservation District	10 acres	NA	NA	120	120	120	50	98%	25	50
CD Conservation District	5 acres	30,000	300	100	100	100	40	90%	35	NA
R-3 Low Density Residence	3 acres	30,000	200	50	50	75	40	85%	35	NA
R-2 Moderate Density Residence	2 acres	30,000	200	50	50	75	40	75%	35	NA
R-1 Medium Density Residence	1 acre	20,000	150	50	30	75	30	60%	35	100
LP Lake Peekskill	2 acres	30,000	75	50	30	75	20	75%	35	100
CN Neighborhood Commercial	10,000 square feet	NA	80	25	25	75	20	NA	35	NA
CC-1 Community Commercial One	8,000 square feet	NA	80	25	25	75	20	NA	35	NA
CC-2 Community Commercial Two	10,000 square feet	NA	80	25	25	75	20	NA	35	NA
PC Planned Commercial Park	5 acres	NA	100	200	100	100	100	70%	35	NA

NOTES:

¹ See Article VIII, Supplemental Lot and Bulk Regulations, § 165-17, Clustered residential development plans, and § 165-19, Multifamily residential, of this chapter for additional regulations.

² Minimum net lot area is a calculated area defined as the gross lot area of a site minus roads, rights-of-way and easements.

³ Minimum building area (also referred to as “building envelope”) is a calculated area defined as the land area unencumbered by wetlands, watercourses, water bodies, rock outcroppings in excess of 20,000 square feet, steep slopes in excess of 20% and other such constraints and is most appropriate for buildings, driveways and site amenities. The total building area should contain one contiguous area measuring at least 15,000 square feet. The intent of the Zoning Code is that buildings, driveways, and site amenities be located primarily within the building area. Refer to Article VI of this chapter for regulations pertaining to potential site disturbances in areas designed to be within an environmental overlay management district.

⁴ Minimum percent open area is a calculated area derived by subtracting the sum of the area of coverage or footprint of the buildings, structures, paved areas and other impervious areas from the gross site area.

⁵ The maximum height of a structure shall be calculated according to the provisions in Article VIII, § 165-31 of this chapter, except as noted.

⁶ For regulations pertaining to the AG and RA Districts, see Art. VIIA, Special Provisions for County Agricultural District Properties.