

ZONING

205 Attachment 1

Town of New Lebanon

Schedule 1, Area and Bulk Regulations

[Amended 6-10-2014 by L.L. No. 1-2014; 7-14-2020 by L.L. No. 1-2020; 4-9-2024 by L.L. No. 1-2024]

District^{1,2}	Minimum Lot Size	Maximum Building Coverage (Footprint) of Principal Building	Minimum Front Setback (feet)^{3,6}	Minimum Side Yard Each Side (feet)	Minimum Rear Yard (feet)	Maximum Stories	Maximum Height (feet)	Minimum Road Frontage (feet)
RA-5	5 acres	10,000	75	75	75	2 1/2	35	60
RA-2	2 acres	4,000	75	50	50	2 1/2	35	60
RA-1	1 acre	4,000	75	35	50	2 1/2	35	60
C ⁷	30,000 ⁴	75% of lot	75	20 ⁵	25	3	40	100
CC	30,000 ⁴	75% of lot	75	20 ⁵	25	3	40	100
C-Rec	30,000 ⁴	50% of lot	20 ⁵	25	25	3	40	200
C-I ⁷	30,000	25% of lot	75	50	50	3	40	200
C-R ⁷	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2

NOTES:

- ¹ See regulations specific to overlay districts for additional area and bulk requirements.
- ² In the Commercial-Residential District, residential uses shall be subject to the area and bulk regulations applicable to the RA-1 District, and commercial uses shall be subject to those applicable to the Commercial District.
- ³ Measured from the center of the traveled portion of the road.
- ⁴ Except for wholesale store, hotel and/or motel, which requires two acres minimum.
- ⁵ Fifty when adjacent to residential zone, and 40 when adjacent to existing building.
- ⁶ Except as pertains to motor vehicle sales businesses, which may display vehicles being outside a structure with a setback no less than 25 feet from the edge of pavement.
- ⁷ Self-storage facilities shall comply with both this Schedule 1 and, as applicable, § 205-13E(20)(d) or 205-13E(21)(e).