

ZONING

240 Attachment B2

APPENDIX B

Town of LaGrange

Schedule B2 (§ 240-28)

Schedule of Bulk Regulations and Coverage Limitations

Nonresidential Districts

[Amended 12-14-2016 by L.L. No. 11-2016; 9-18-2024 by L.L. No. 6-2024; 7-2-2025 by L.L. No. 4-2025; 10-1-2025 by L.L. No. 7-2025]

Key:

- TCB Town Center Business
- H Hamlet
- MGH Manchester Gateway Hamlet
- GH Gateway Hamlet
- GB General Business
- C Commercial
- I Industrial

	Nonresidential Districts						
	TCB	H	MGH	GH	GB	C	I
Minimum single-family residential lot area (square feet)	N/A	30,000	N/A	N/A	40,000	30,000	80,000
Single-family residential with public sewers	6,000 ²	8,000	N/A	N/A	N/A	N/A	N/A
Townhouse lot area (square feet) with public sewers	2,500 ²	6,250	2,500	2,500 ²	NA	NA	NA
Minimum width of lot along building line (feet)	25	50	25	25	150	150	200
Minimum width of lot at any point	25	30	25	25	50	50	50
Minimum dimension of building square on lot (feet) ³	N/A	N/A	N/A	N/A	100	100	200
Minimum lot frontage on Town right-of-way line (feet)	25	40	25	25	75	75	100
Minimum lot frontage on county or state highway	25	50	25	25	225	200	200
Maximum number of stories of a building	3	3	3	2	3	3	3
Maximum height of a building or structure (feet) ⁵	50	35	50	35	35	35	35

LA GRANGE CODE

	Nonresidential Districts						
	TCB	H	MGH	GH	GB	C	I
Minimum dimensions (in feet) from center line of NYS Route 55	NA	NA	48.5 - 58.5	N/A	N/A	N/A	N/A
Front yard, state or county road	Note 8	10	10	10	45 ¹²	45	165
Front yard, Town road	Note 8	10	Note 10	15	40	40	75
Rear yard	6 ⁹	10	6 ⁹	10	20	20	20
Side yard	0	5	5	5	20	20	20
Residential district boundary line	25	30	25	25	30	30	300
Maximum lot coverage by buildings as percent of lot area	85%	30%	75%	75%	20%	30%	30%
Maximum floor area of buildings as percent of lot area	NA	50%	N/A	N/A	40%	60%	60%
Maximum total lot coverage as percent of lot area (buildings, structures, outdoor deposit, paving)	90%	60%	85%	85%	50% ¹²	70%	60%
Minimum floor area of dwelling unit (square feet) ¹¹	500	500	500	500	NA	NA	NA
Minimum floor area of apartment	500	500	500	500	500	NA	NA