

# ZONING

## 240 Attachment 3

### Schedule of Dimensional Regulations — Residential Districts Town of Wappinger

[Amended 9-24-2001 by L.L. No. 5-2001; 9-9-2002 by L.L. No. 13-2002; 4-28-2003 by L.L. No. 5-2003;  
6-13-2011 by L.L. No. 5-2011; 1-23-2012 by L.L. No. 3-2012; 1-28-2013 by L.L. No. 6-2013; 9-9-2013 by L.L. No. 13-2013;  
5-14-2018 by L.L. No. 6-2018]

District	R-5A	R-3A	R-80	R-40/80 <sup>1</sup>	R-40	R-20/40 <sup>1</sup>	R-20	R-15	R-10	RMF-3	RMF-5
Minimum lot area (square feet, unless noted)	5 acres	3 acres	80,000	—	40,000	—	20,000	15,000	10,000	—	—
With public water and sewer	—	—	—	40,000	—	20,000	—	—	—	5 acres	5 acres
With public water or sewer	—	—	—	60,000	—	30,000	—	—	—	15 acres	10 acres
Without public water and sewer	—	—	—	80,000	—	40,000	—	—	—	15 acres	10 acres
Minimum lot width (feet)	275	225	200	See Note 1	125	See Note 1	100	85	60	100 <sup>4</sup>	100 <sup>4</sup>
Minimum lot depth (feet)	365	300	200	See Note 1	125	See Note 1	125	100	80	150 <sup>4</sup>	150 <sup>4</sup>
Minimum lot frontage (feet)	50	50	50	50	50	50	50	50	50	50 <sup>4</sup>	50 <sup>4</sup>
Maximum dwelling units per net lot area	—	—	—	—	—	—	—	—	—	3	5
Minimum front yard (feet) from:											
County/state highway <sup>5</sup>	100	75	75	75	75	75	75	75	75	75	75
Front lot line of other street	100	75	50	50	50	50	35	35	25	50	50
Minimum side yard (feet)	50	50	40	40	25	25	20	15	12	50	25
Accessory building <15 feet high and < 144 square feet	20	20	10	10	10	10	10	6	6	10	10
Minimum rear yard (feet)	100	50	50	50	50	50	40	30	25	50	50
Accessory building <15 feet high and < 144 square feet	20	20	10	10	10	10	10	10	10	10	10
Maximum building height (stories/feet)	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	3/35	3/35
Maximum building coverage (percent)	5%	7%	10%	10%	12%	12%	15%	20%	25%	30% <sup>2</sup>	45% <sup>2</sup>
Maximum floor area ratio	0.05	0.07	0.1	0.1	0.12	0.12	0.15	0.2	0.25	0.3 <sup>2</sup>	0.45 <sup>2</sup>

**NOTES:**

<sup>1</sup> The purpose of these districts is to allow the development at a higher density when a public (or common) sewer and/or water supply is used. The following lot widths and yard requirements are required:

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Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)
80,000	200	200	50	40	50
60,000	150	150	50	30	50
40,000	125	125	50	25	50
30,000	115	125	40	20	45
20,000	100	125	35	20	40

**NOTES: (cont'd)**

<sup>2</sup> Based on net lot area.

<sup>3</sup> (Reserved)

<sup>4</sup> These dimensional requirements pertain only to lots created for one-family detached dwellings.

<sup>5</sup> Existing dwellings, and additions to or expansions of existing dwellings, shall comply with the requirements for “Front lot line of other street” instead of the requirement for “County/state highway.”