

ZONING

240 Attachment 4

Schedule of Dimensional Regulations — Nonresidential Districts Town of Wappinger

[Amended 1-25-1999 by L.L. No. 1-1999; 10-22-2001 by L.L. No. 6-2001; 9-9-2013 by L.L. No. 13-2013; 4-27-2015 by L.L. No. 1-2015; 1-30-2017 by L.L. No. 1-2017¹; 7-10-2017 by L.L. No. 5-2017; 5-14-2018 by L.L. No. 6-2018]

District	HM	NB	GB	CC	HB	SC	HD	COP	AI
Minimum lot area (acres, unless noted)	See Note 2	—	15,000 square feet	1	2	5	2	5	2
Minimum lot width (feet)	50	100	100	100	150	500	150	500	200
Minimum lot depth (feet)	80	100	150	100	200	500	200	500	200
Minimum street frontage (feet)	50	100	100	100	150	300	150	300	150
Minimum front yard (feet) from:									
County/state highway ⁵	75	75	75	75	75	75 ⁵	75	75	75
Front lot line of other street	15	25	25	50	50	100	50	100	100
Minimum side yard ³ (feet)	12	20	20	10	10	50	10	50	50
Accessory building <15 feet high	5	20	20	10	10	50	10	50	50
Minimum rear yard ⁴ (feet)	25	30	30	30	30	50	30	50	50
Accessory building <15 feet high	5	30	30	30	30	50	30	50	50
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
Maximum building coverage (percent)	25%	20%	25%	20%	25%	20%	25%	15%	20%
Maximum floor area ratio	0.5	0.3	0.4	0.2	0.4	0.3	0.4	0.2	0.3
Maximum impervious surface (percent)	50%	75%	75%	40%	75%	75%	75%	40%	75%
Minimum landscaped open space	50	25	25	60	25	25 ⁶	25	60	25
Minimum parking setback (feet) from:									
Front lot line	—	—	—	20	—	—	—	—	—
Side and rear lot line	—	—	—	10	—	—	—	—	—

NOTES:

- ¹ (Reserved)
- ² Minimum lot area per one-family dwelling unit equals 25,000 square feet, unless served by central sewer system consistent with the town water and sewer management plan, in which case the requirement is reduced to 10,000 square feet per one-family dwelling unit.
- ³ Where a lot abuts land in a residential district, the most restrictive side yard setback requirement of either district shall govern.
- ⁴ Where a lot abuts land in a residential district, the most restrictive rear yard setback requirement of either district shall govern.
- ⁵ 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.”

¹ Editor’s Note: This local law was adopted as a remedial measure and also stated in Section 10 that any approvals issued under L.L. No. 1-2015 after its effective date of 5-18-2015 shall be considered valid notwithstanding the readoption of this law.