

ZONING

120 Attachment 1

Town of Holland

**SCHEDULE OF AREA, LOT AND BULK REQUIREMENTS
R-A RURAL RESIDENTIAL AND AGRICULTURAL DISTRICT
[Amended 4-14-2004 by L.L. No. 1-2004; 11-14-2007 by L.L. No. 2-2007; 12-14-2022 by L.L. No. 3-2022; 12-11-2024 by L.L. No. 2-2024]**

Zone	Permitted Uses	Minimum Lot Size			Minimum Yard Requirements						Maximum Building Height		Maximum Building Coverage	Minimum Floor Area (square feet)		
					Principal Building			Accessory Building								
		Area	Frontage ¹ (feet)	Depth ¹ (feet)	Front (feet)	Rear (feet)	One (feet)	Both (feet)	Rear (feet)	Side (feet)	Stories	Feet				
R-A Rural Residential and Agriculture	One-family dwellings	5 acres	250	300	50	40	40	80	40	25	2½	35	15%	1,120 ⁴ (residential)		
	Two-family dwellings	5 acres	250	300	50	40	40	80	40	25	2½	35	35%	1,440/720 per unit		
	Religious and quasi-public uses	5 acres	250	250	75	75	40	80	40	40	2½	35	10%	—		
	Nursing homes	5 acres	300	300	100	75	50	100	50	50	1	20	5%	—		
	Farms	10 acres ³	250	300	50	100	50	100	50	50	2½	35	5%	1,120		
	Camping grounds ²	25 acres	500	750	100	300	300	600	300	300	2½	35	5%	—		
	Outdoor commercial recreation ²	25 acres	400	500	100	300	300	600	300	300	2½	35	5%	—		
	Veterinarian office or animal kennel or hospital ²	5 acres	300	200	75	75	75	150	75	150	1	20	10%	—		
	Excavation operations ²	10 acres	400	400	100	100	100	75	75	100	2½	35	—	—		
	Restricted industrial uses ²	See § 120-47 of this chapter.														
	Cluster residential development ² (one-family dwelling)	25 acres 30,000 sq. ft.	125	125	35	20	15	35	20	10	2½	35	20%	1,120		
	Planned unit development ²	100 acres	See § 120-46 of this Chapter.													
	Mobile home court ²	25 acres	See Chapter 83, Mobile Homes.													
	Multifamily dwellings ²	5 acres	250	300	50	40	40	80	40	25	2½	35	30%	720 per unit ⁴		
Electric generation wind towers ²	See § 120-49 of this chapter.															

NOTES:

R-A District driveway setback: 15 feet.

¹ Depth measured from property line.

² Permitted with special permit only. See Article VI.

³ Farms of less than 10 acres but five or more acres require a special permit.

⁴ Full basement required.