

ZONING

120 Attachment 2

Town of Holland

SCHEDULE OF AREA, LOT AND BULK REQUIREMENTS  
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

[Amended 4-14-2004 by L.L. No. 1-2004; 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 <sup>1</sup> (feet)	Depth <sup>1</sup> (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)				
							One (feet)	Both (feet)						
District	Area	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	Stories	Feet			
R-2 Medium Density Residential District	One-family dwellings	60,000 sq. ft.	150	200	50	40	20	40	40	25	2½	35	15%	1,120 <sup>5</sup> (residential)
	Two-family dwellings	60,000 sq. ft.	150	200	50	40	20	40	40	25	2½	35	35%	1,440/720 per unit <sup>4</sup>
	Religious and quasi-public uses	3 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 <sup>3</sup>	250	300	50	100	50	100	50	50	2½	35	5%	1,120
	Camping grounds <sup>2</sup>	25 acres	500	750	100	300	300	600	300	300	2½	35	5%	—
	Outdoor commercial recreation <sup>2</sup>	25 acres	400	500	100	300	300	600	300	300	2½	35	5%	—
	Veterinarian office or animal kennel or hospital <sup>2</sup>	3 acres	300	200	75	75	75	150	75	150	1	20	10%	—
	Cluster residential development <sup>2</sup> (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 <sup>2</sup>	100 acres	See § 120-46 of this Chapter.											
Multifamily dwellings <sup>2</sup>	2 acres	250	300	50	40	40	80	40	25	2½	35	30%	720 per unit <sup>5</sup>	

NOTES:

R-2 District driveway setback: 10 feet.

<sup>1</sup> Depth measured from property line.

<sup>2</sup> Permitted with special permit only. See Article VI.

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

<sup>4</sup> Except two-story, where first floor minimum shall be 1,120 square feet.

<sup>5</sup> Full basement required.