

ZONING

120 Attachment 3

Town of Holland

SCHEDULE OF AREA, LOT AND BULK REQUIREMENTS  
R-1 MEDIUM DENSITY RESIDENTIAL DISTRICT  
GB GENERAL BUSINESS 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	Permitted Uses	Area	Frontage <sup>1</sup> (feet)	Depth <sup>1</sup> (feet)	Front (feet)	Rear (feet)	One (feet)	Both (feet)	Rear (feet)	Side (feet)	Stories	Feet	Maximum Building Coverage	Minimum Floor Area (square feet)
R-1 Medium Density Residential	One-family dwellings	10,000 sq. ft.	100	100	25	30	10	25	20	10	2½	35	30%	1,120 <sup>5</sup>
	Two-family dwellings	18,000 sq. ft.	140	100	25	30	10	25	20	10	2½	35	35%	720 per unit <sup>6</sup>
	Religious and quasi-public uses	30,000 sq. ft.	150	100	40	40	20	40	30	15	2½	35	30%	—
	Cluster residential developments <sup>2</sup> (one-family dwelling) <sup>2</sup>	25 acres 15,000 sq. ft.	100	100	35	30	15	35	20	10	2½	35	25%	—
	Multifamily dwellings <sup>2</sup>	40,000 sq. ft.	150	100	40	30	20	40	30	15	2½	35	30%	720 per unit
	Boarding- and rooming houses <sup>2</sup>	20,000 sq. ft.	120	100	25	30	10	25	20	10	2½	35	30%	200 per unit
	Animal kennel	3 acres	100	100	25	30	10	25	20	10	2½	35	30%	1,120
GB General Business	Retail and service uses	40,000 sq. ft. <sup>5</sup>	150 <sup>3</sup>	200	25	30	None <sup>4</sup>	None	15	None	2	35	30%	—
	Mixed dwelling and nondwelling uses	40,000 sq. ft. <sup>5</sup>	150 <sup>3</sup>	200	25	30	15	1	30	15	2	35	30%	600 per unit
	Religious and quasi-public uses	30,000 sq. ft.	150	200	25	30	None	None	15	None	2½	35	30%	—
	Multi-family dwellings	40,000 sq. ft.	150	100	40	30	20	40	30	15	2½	35	30%	720 per unit
	Planned businesses	2 acres	300	200	40	30	None	None	30	None	2	35	30%	8,000
	Wholesale business areas	2 acres	300	200	40	30	None	None	30	None	2	35	30%	—
	Gasoline mini-mart	40,000 sq. ft.	200	200	50	30	15	30	15	15	1	20	25%	—

NOTES:

R-1 District driveway setback: five feet.

GB District driveway setback: five feet.

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

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

<sup>3</sup> Except where: (1) Served by both an approved public water main and approved public sewer, 90 feet will be permitted.

<sup>4</sup> Except where the lot abuts any land in a residence district, the minimum side yard will be 15 feet.

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

<sup>6</sup> Except two-story, where first floor minimum shall be 960 square feet.