

ZONING

137 Attachment 9

Town of Crawford

Table of Dimensional Regulations

RA Zoning District

[Amended 5-9-2002 by L.L. No. 2-2002¹; 5-13-2004 by L.L. No. 3-2004;
1-18-2007 by L.L. No. 2-2007]

Required Minimum Areas and Dimensions
(unless otherwise specified)

Dimension	Minimum Requirement
Lot area	2½ acres ²
Lot area for two-family dwelling	5 acres ²
Lot width	250 feet ²
Lot width for two-family dwelling	400 feet ²
Yards:	
Front:	
Town highway	100 feet
County highway	100 feet
State highway	125 feet
Side, each	20 feet
Side yard, each, for two-family dwelling	40 feet
Rear	35 feet
All yards for existing camps and summer cottages	100 feet
Floor area (square feet per dwelling):	
Minimum habitable	1,000
For two-family dwelling:	
One-bedroom	650
Two-bedroom	800
Three-bedroom	1,000
Building or structure height, maximum	35 feet
Lot coverage, maximum	15%
Fencing, opaque, maximum height	6 feet

NOTES:

¹ This local law provided that it shall not apply to a property for which a complete application for preliminary subdivision plan approval has been submitted to the Planning Board prior to March 14, 2002. If any approval of a preliminary plan or final subdivision plan of such property expires, lapses or is voided for any reason, then this local law shall apply to such property.

² See Note 1.

ADDITIONAL NOTES:

The minimum front yard setback requirement for that portion of a lot that fronts on the rounded portion of a circular cul-de-sac turnaround shall be 75% of the minimum front yard setback requirement set forth in the table above.