

ZONING

137 Attachment 10

Town of Crawford

Table of Dimensional Regulations

R Zoning District

[Amended 5-13-2004 by L.L. No. 3-2004; 1-18-2007 by L.L. No. 2-2007; 8-14-2008 by L.L. No. 2-2008; 10-21-2010 by L.L. No. 1-2010]

Required Minimum Areas and Dimensions
(unless otherwise specified)

| Dimension | Minimum Requirement |
|--|---------------------|
| Lot area (in square feet): | 40,000 |
| If served with central water and sewer | 15,000 |
| If served with either central water or sewer | 30,000 |
| Lot area for two-family dwelling: | 80,000 |
| If served with central water and sewer | 40,000 |
| If served with either central water or sewer | 40,000 |
| Lot width | 150 feet |
| Lot width for two-family residence | 200 feet |
| Yards: | |
| Front: | |
| Town highway | 45 feet |
| County highway | 45 feet |
| State highway | 45 feet |
| Side: | |
| Each | 15 feet |
| Total | 30 feet |
| Each, for two-family | 30 feet |
| Rear | 35 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 | 20% |
| If served by central water and/or sewer | 25% |
| Fencing, opaque, maximum height | 6 feet |

NOTE:

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.