

ZONING

137 Attachment 11

Town of Crawford

**Table of Dimensional Regulations
RM 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 | 30,000 |
| 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 | 60,000 |
| If served with either central water or sewer | 60,000 |
| Lot area, multifamily on minimum five-acre lot (square foot of lot area required per bedroom) [See also § 137-28E.] | 4,840 per bedroom |
| Lot width | 150 feet |
| Lot width if water and sewer | 100 feet |
| Lot width for two-family dwelling | 300 feet |
| Lot width for two-family dwelling if water and sewer | 200 feet |
| Yards: | |
| Front: | |
| Town highway | 100 feet |
| County highway | 100 feet |
| State highway | 150 feet |
| Side: | |
| Each | 30 feet |
| Total | 30 feet |
| Rear | 60 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 | 20% |
| 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.