

ZONING

120 Attachment 2

**Village of Greenwood Lake
Table of Bulk Requirements
Residential and Nonresidential Districts
(Refer to § 120-16.)
[Amended 4-1-1999 by L.L. No. 1-1999]**

Zoning District	Uses	Minimum Bulk Requirements							Maximum Bulk Requirements	
		Lot Area (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Total Side Yard (feet)	Building Height (feet/stories)	Lot Coverage
R-40	One-family detached dwelling	40,000	100	200	35	50	20	50	35/2.5	20%
R-20	One-family detached dwelling	20,000	100	150	35	40	12	30	35/2.5	35%
R-120	One-family detached dwelling	120,000	150	300	40	50	20	50	35/2.5	20%
R(W)-20	One-family detached dwelling	20,000	100	150	35	40	12	30	35/2.5	35%
CS	Retail Personal service uses Nonpersonal service uses Offices Laundry and dry-cleaning Home improvement center Newspaper; job printing establishment Taxicab stand Studios of physical instruction	5,000	25	100	0	25	None, except where one exists, it shall be 6 feet.	None, except where one exists, it shall be 12 feet.	35/2.5	80%
	Restaurants Eating and drinking places	5,000	25	100	15	25	10	20	35/2.5	70%
	Banks and banking institutions	10,000	50	100	15	25	10	20	35/2.5	50%
	Theaters	15,000	100	150	15	25	10	25	35/2.5	70%
	New motor vehicle sales									
PDC	Shopping center	3 acres	100	200	25	50	20	40	35/2.5	70%
	Retail	10,000	50	10	15	25	10	20	35/2.5	50%
	Personal service uses Nonpersonal service uses Offices Laundry and dry-cleaning Home improvement center Taxicab stand									
	Restaurants Eating and drinking places	15,000	100	100	30	30	20	40	35/2.5	70%
	Banks and banking institutions	20,000	100	150	30	30	20	40	35/2.5	50%
	New motor vehicle sales	40,000	150	200	30	30	20	40	35/2.5	70%
	Theaters, excluding drive-in	40,000	150	200	30	30	20	40	35/2.5	70%
	Nursery school; day care; preschool	20,000	100	150	30	30	15	30	35/2.5	40%

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Village of Greenwood Lake
Table of Bulk Requirements
Mixed Use Districts
(Part 1)
 (Refer to § 120-16.)
 [Amended 4-1-1999 by L.L. No. 1-1999]

Zoning District	Uses	Minimum Bulk Requirements							Maximum Bulk Requirements	
		Lot Area (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Total Side Yard (feet)	Building Height (feet/stories)	Lot Coverage
RC	Bed-and-breakfasts	20,000, plus 2,500 per transient room	Subject to review and approval by Planning Board							
	Hotels and motels; membership clubs	40,000	200	150	25	50	20	50	35/2	50%
	Restaurants Eating and drinking places	15,000	100	100	30	30	20	40	35/2	70%
	Market stands	30,000	100	100	30	30	20	40	15/1	30%
	Marina; boat rental, service, storage and sales; showroom for other outdoor recreation and pool equipment Bathing beach and picnic area	20,000	100	150	30	30	20	40	35/2	50%
PD-200	One-family detached dwellings; membership club	5 acres	100	200	35	50	20	50	35/2.5	20%
	Research and design Offices Conference centers Light industrial uses -- warehouses and distribution	2 acres	200	200	50	50	75	150	35/2.5	40%
	Destination hotel	16 acres	150	150	50	50	75	150	35/2	40%
	Planned residential development	2 acres	150	150	25	40	30	60	45/3	40%
PD-120	Same as PD-200	Same as PD-200, except lot area is 3 acres.								

GREENWOOD LAKE CODE

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(Part 2)
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		Lot Area (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Total Side Yard (feet)	Building Height (feet/stories)	Lot Coverage
HC	One-family detached dwelling	20,000	100	150	35	40	12	30	35/2.5	35%
	Bed-and-breakfast	20,000, plus 2,500 per transient room	100	150	35	70	20	40	35/2.5	45%
	Hotels and motels Professional studios	10,000	200	150	25	50	20	50	35/2	50%
	Restaurants Eating and drinking places Office Banks Market stands Nursery and landscaping service	15,000	100	100	30	30	20	40	35/2	70%
	Gasoline filling station	30,000	100	100	30	30	20	40	15/1	30%
	Marina; boat rental, service, storage and sales Bathing beach and picnic area Showroom for outdoor recreation and pool equipment Laundromat and dry cleaning Mini storage facility -- sale of propane (see state requirements for bulk requirements)	20,000	100	150	30	30	20	40	35/2	50%