

ZONING

240 Attachment 2

Village of Highland Falls

**RESIDENT DISTRICTS: TABLE OF DIMENSIONAL REGULATIONS<sup>1</sup>**

[Amended 11-12-1974 by L.L. No. 5-174; 6-16-1987 by L.L. No. 4-1987; 6-14-1994 by L.L. No. 1-1994; 2-16-2016 by L.L. No. 1-2016]

<b>Types of Dimensions</b>	<b>R-1 Mountain Residence</b>	<b>R-2 Single- Family Residence</b>	<b>R-3 Single- Family Residence</b>	<b>R-4 Single- and 2- Family Residence</b>	<b>R-5 Apartments and Multiple- Family Residence<sup>2</sup></b>	<b>R-5A Apartment, Multiple- Family And Affordable Housing<sup>3</sup></b>	<b>R-6 Apartment - Motel Residence (Town only)</b>	<b>R-MHC Mobile Home Court Residence (Town only)</b>
Lot area <sup>4</sup>								
Minimum (square feet) <sup>5</sup>					5,000 <sup>6</sup>	5,000 <sup>6</sup>	5,000	150,000
Natural grade of under 11%	15,000							
Natural grade of 11% to 20%	20,000	20,000	7,500	5,000			2,500	3,000
Natural grade of over 20%	40,000							
Minimum per dwelling unit (square feet)				3,000	5,000	5,000		
Natural grade of under 11%	15,000							
Natural grade of 11% to 20%	20,000	20,000	7,500					
Natural grade of over 20%	40,000							
Lot coverage, percentage of total lot area occupied by main and accessory buildings (percent)						40		
Natural grade of under 11%	25							

HIGHLAND FALLS CODE

<b>Types of Dimensions</b>	<b>R-1 Mountain Residence</b>	<b>R-2 Single-Family Residence</b>	<b>R-3 Single-Family Residence</b>	<b>R-4 Single- and 2-Family Residence</b>	<b>R-5 Apartments and Multiple-Family Residence<sup>2</sup></b>	<b>R-5A Apartment, Multiple-Family And Affordable Housing<sup>3</sup></b>	<b>R-6 Apartment - Motel Residence (Town only)</b>	<b>R-MHC Mobile Home Court Residence (Town only)</b>
Natural grade of 11% to 20%	20	20	30	35	35		45	35
Natural grade of over 20%	15							
Lot width (feet)	100	90	75	50	150	65	150	200
Height maximum (feet)	35	35	35	35 <sup>7</sup>	35 <sup>7</sup>	35	35	35
Yards minimum (feet)								
Front	45	45	30	20	20	10 <sup>10</sup>	20	50
Side	20	20	10 <sup>8</sup>	8 <sup>9</sup>	8 <sup>9</sup>	5 <sup>10</sup>	8 <sup>9</sup>	25
Total for both on interior lot	40	40	25	18	18	10 <sup>10</sup>	18	50
Abutting side street on corner lot	45	45	30	20	20	3 <sup>10</sup>	20	50
Rear	45	45	30	25	25	20	15	25

<sup>1</sup> (Reserved)

<sup>2</sup> (Reserved)

<sup>3</sup> (Reserved)

<sup>4</sup> In all zoning districts that permit Planned Residential Developments pursuant to § 240-29P, the minimum lot area shall be not less than one acre.

<sup>5</sup> In all zoning districts, where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary disposal system as determined by the Village of Highland Falls Planning Board.

<sup>6</sup> Minimum lot area shall be one acre for all apartment and multiple family dwelling developments. Minimum lot area shall be 5,000 square feet for all single-family detached dwellings two-family detached dwellings and conversions of existing single-family detached dwelling for two families.

<sup>7</sup> New multiple dwellings in the R-4 and R-5 Districts may be permitted to have a maximum height of 45 feet where determined to be appropriate as a part of the special exception authorization, pursuant to § 240-29P for the R-4 District and § 240-29S for the R-5 District.

<sup>8</sup> One side yard shall be at least 10 feet wide; the other a minimum of 15 feet wide in R-3 Zone.

<sup>9</sup> One side yard shall be at least eight feet wide; the other a minimum of 10 feet wide in R-4, R-5 and R-6 Zones.

<sup>10</sup> Yard requirements may be reduced by the Planning Board during site plan approval.