

ZONING

210 Attachment 2

**Village of Maybrook
RESIDENCE AND AGRICULTURE DISTRICTS TABLE OF
DIMENSIONAL REGULATIONS**

[Amended 11-10-1986 by L.L. No. 9-1986; 10-8-1993 by L.L. No. 4-1993; 1-24-1994 by L.L. No. 1-1994; 7-14-1997 by L.L. No. 1-1997; 2-23-2004 by L.L. No. 2-2004; 4-12-2004 by L.L. No. 4-2004; 3-27-2006 by L.L. No. 3-2006; 7-24-2006 by L.L. No. 7-2006; 11-8-2010 by L.L. No. 4-2010]

NP = Not permitted.

Dimensional Restriction	RA-3 Residential Agriculture 1-Family	R-4 1-Family	R-5 1-Family	R-6 1-Family	RM-1* Multi-Family	R-SC Senior Citizens
Lot area, minimum (square feet)	20,000	8,000	15,000	5,000	5,000	5 acres
Lot area, minimum per dwelling unit (square feet)	20,000	8,000	15,000		5,000	2,900
Lot coverage (percentage of total lot area occupied by main and accessory buildings)	25	30	30	35	35	35
Lot width, minimum (feet)	125	70	90	50	50	50
Lot frontage (feet)	80	80	80	80	80	80
Height, maximum (feet)	35	35	35	35	25	35
Height, maximum (stories)	--	--	--	--	--	2
Yards, minimum (feet)						
Front	35	30	30	25	25	50
Side						
Any 1	20	10	10	10	10	10
Total for both on interior lot	40	25	25	20	15	15
Abutting side street on corner lot	35	30	30	25	25	25
Rear	35	30	30	25	25	
Accessory buildings						
Coverage of required rear yard, maximum	20%	25%	25%	35%	35%	35%

MAYBROOK CODE

Dimensional Restriction	RA-3 Residential Agriculture 1-Family	R-4 1-Family	R-5 1-Family	R-6 1-Family	RM-1* Multi-Family	R-SC Senior Citizens
Height in required rear yard, maximum (feet)	18	18	18	20	20	20
Setback from any lot line, minimum (feet)	5	3	3	3	3	3

NOTES:

* Except that for dwellings other than multifamily dwellings, R-4 District standards shall be applicable to such buildings constructed in the RM-1 District.

1. The dimensional regulations in the column “RM-1 Multi-Family” do not apply to single-family attached dwellings as defined by this chapter that are in existence on the adoption of L.L. No. 4-2004 (4-12-2004). The following dimensional regulations shall apply to single-family attached dwellings located in the RM-1 Zoning District that are in existence at the time of enactment of L.L. No. 4-2004:
 - a. Minimum lot area, w/ sewer and water: 2,000 square feet.
 - b. Minimum lot area per dwelling unit: 2,000 square feet.