

ZONING

210 Attachment 4

Village of Maybrook

**BUSINESS AND INDUSTRIAL DISTRICTS
TABLE OF DIMENSIONAL REGULATIONS**

[Amended 10-27-1997 by L.L. No. 2-1997; 4-24-2017 by L.L. No. 3-2017; 2-26-2018 by L.L. No. 1-2018; 10-14-2020 by L.L. No. 4-2020]

Dimensional Restriction	B-2 Village Business	B-4 Highway Commercial	I-1 Industrial Park	I-2 Village Industry	I-3 General Industry²	B-SC Business - Shopping Center	Downtown Design
Lot area, minimum (square feet)	None required	10,000	40,000	5,000	80,000	2 acres	5,000
Lot area, minimum per dwelling unit (square feet)	2,500						2,500
Lot coverage, maximum (percentage of total lot area occupied by main and accessory buildings)	80%	50%	30%	40%	50%	50%	80% ¹
Lot width, minimum at building line (feet)	None required	75	150	50	200	150	None required ¹
Floor area ration (FAR)							2.0
Height, maximum (feet)	35	35	35	35	50	35 (2 floors)	35 feet/3 stories
Height, minimum feet							20 feet/2 stories
Yards, minimum (feet)							
Front	None required	50	50	None required	50	150	0, but no less than 12 feet from curb line
Side							
Any 1	12, if provided	20	30	12	50	100	0, but if provided, no less than 10 feet
Total for both on interior lot	None required	40	60	20	100	200	0, but if provided, no less than 10 feet

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Dimensional Restriction	B-2 Village Business	B-4 Highway Commercial	I-1 Industrial Park	I-2 Village Industry	I-3 General Industry²	B-SC Business - Shopping Center	Downtown Design
Abutting side street on corner lot	None required	50	50	None required	50	125	0, but if provided, no less than 12 feet from the curbline
Yards, maximum (feet)							
Front							20
Rear	20	30	50	20	50	50	20
Accessory buildings							
Coverage of required rear yard, maximum (percentage)	None	None	None	None	None	10%	None
Height in required rear yard, maximum (feet)	None	None	None	None	None	15	None
Setback from any lot line, minimum (feet)	See yards	See yards	See yards	See yards	See yards	65	See yards
Encroachment of off-street parking and required screening on required yards permitted, maximum (percentage)							
Front	No yard required	100	None	No yard required	None		No yard required
Side	100	100	100	100	100		100
Rear	100	100	100	100	100		100
Multifamily residences	Same dimensional regulations as in Residence and Agriculture Districts Table of Dimensional Regulations for RM-1 District in B-2 District						
Senior citizen development in any B-4 District	Same dimensional regulations as in Residence and Agricultural Districts Table of Dimensional Regulations for senior citizens development use in the R-SC District						

NOTES:

¹ See Village Code § 210-7.5 for additional TDD regulations.