

ZONING

300 Attachment 12

**Town of New Windsor
 Clustered Open Space (CL-1)
 Table of Use/Bulk Regulations
 [Added 9-7-2016 by L.L. No. 2-2016]**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Cluster Zone Reference	Type Zone and Former Zoning Designation	Cluster Project Name	Uses Permitted by Right (all uses require Planning Board site plan approval, unless otherwise indicated)	Uses requiring a Special Use Permit (issued by the Planning Board, unless otherwise indicated)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Yards (feet)	Required Rear Yard Depth (feet)	Requested Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percent)
CL-1	Clustered Suburban Residential (R-4)	Butterhill	1-family dwellings, not to exceed 1 dwelling on each lot, with both central water and central sewer	Home occupation as defined in § 300-25	12,500	80	40	12/24	40	60	35	N/A	1,000	30%