

ZONING

300 Attachment 13

Town of New Windsor

**Clustered Open Space (CL-2)
Table of Use/Bulk Regulations
[Added 4-7-2021 by L.L. No. 3-2021]**

A	B	C	D	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)	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-2	Clustered Suburban Residential (R-1)	Meadowbrook Major Subdivision	1-family dwellings, not to exceed 1 dwelling on each lot, with both municipal water and municipal sewer	25,000	125	30	10/20	40	70	35	N/A	2,000	40%