

# ZONING

## 305 Attachment 3

### Village of Walden

#### Residential Districts - Table of Dimensional Regulations [Amended 2-14-2006 by L.L. No. 2-2006; 6-12-2007 by L.L. No. 4-2007]

**KEY:**

NP - Not Permitted

Dimensional Classification	R-2	R-3	R-4	R-5	R-6	RM-1	RM-2	R-MHC	TH
	1 & 2 Family	1 Family	1 Family	1 Family	1 & 2 Family	Multi-family	Multi-family	Mobile Home	Town-house
<b>1. Lot area (minimum square feet)</b>									
a. With neither sewer or water	20,000	20,000	NP	NP	NP	NP	NP	20,000	NP
b. With either sewer or water	18,000	18,000	8,000	5,000	NP	NP	NP	18,000	NP
c. With both sewer and water	15,000	12,000	8,000	5,000	5,000	5,000	7,500	12,000	2 acres
<b>2. Lot area (minimum square feet per dwelling unit)</b>	15,000	12,000	8,000	5,000	2,500	4,000	1,500	12,000*	4,500
Minimum habitable floor area 3 or more bedrooms									1,250
Minimum habitable floor area 2 bedrooms									1,000
Minimum habitable floor area 1 bedroom									900
Minimum units per townhouse structure									6
Minimum distance townhouse structures (feet)									60
<b>3. Lot coverage (maximum % occupied by main and accessory buildings)</b>	20%	25%	30%	35%	35%	35%	40%	25%	30%
<b>4. Lot width [minimum at building line (feet)]</b>	100	90	70	50	50	50	50	90	20
<b>5. Height, maximum (feet)</b>	35	35	35	35	35	35	35	35	35
<b>6. Yards, minimum (feet)</b>									***
Front	40	35	30	25	25	25	20	35	
Side, any one	20	15	10	10	10	10	15	15	
Side, total for both on interior lot	40	30	25	18	18	15	30	30	
Side, abutting side street on corner lot	40	35	30	25	25	25	20	35	
Rear	40	35	30	25	25	25	15	35	
<b>7. Accessory buildings</b>									
Coverage of required rear yard, maximum %	20%	20%	25%	25%	35%	35%	None	20%	20%
Height in required rear yard, maximum (feet)	18	18	18	18	20	20	None	18	18
Setback from any lot line, minimum (feet)	5	5	3	3	3	3	See Yards	5	20

**NOTES:**

\* Except for licensed mobile home courts, see § 305-52C(19).

\*\* Side yard applies to each townhouse structure.

\*\*\* See § 305-61C.

The above do not apply to single-family dwellings, provisions for which are in § 305-52C(40).