

## ZONING

### *119 Attachment 1*

### **Village of Bath**

#### **Lot Size, Yards, Building Heights and Lot Coverage Requirements [Amended 1-4-1993; 10-20-2003 by L.L. No. 5-2003; 11-17-2014 by L.L. No. 9-2014]**

Districts and Uses	Minimum Lot Size	Minimum Yards <sup>1,2</sup>				Maximum Building Height		Maximum Lot Coverage (percent)
	Area (square feet)	Width (feet)	Front(c) (feet)	Rear (feet)	Each Side (feet)	(Stories)	(Feet)	
<b>LDR</b>								
All permitted uses	10,000 (1/4 acre)	80	25	12	12	2	30	30%
<b>MDR</b>								
All permitted uses	8,000	80	25	10	10	3	35	30%
Multiple dwellings		80	25	10	10(b)			30%
4-bedroom unit	3,600	80	25	10	10			30%
3-bedroom unit	3,400	80	25	10	10			30%
2-bedroom unit	3,200	80	25	10	10			30%
1-bedroom unit	3,000	80	25	10	10			30%
<b>MUHD</b>								
All permitted uses	8,000	80	25	10	10	3	35	30%
Multiple dwellings		80	25	10	10(b)			30%
4-bedroom unit	3,600	80	25	10	10			30%
3-bedroom unit	3,400	80	25	10	10			30%
2-bedroom unit	3,200	80	25	10	10			30%
1-bedroom unit	3,000	80	25	10	10			30%
<b>RC</b>								
All permitted uses	20,000 (1/2 acre)	100	35	12	12	2	30	20%

## BATH CODE

Districts and Uses	Minimum Lot Size	Minimum Yards <sup>1,2</sup>				Maximum Building Height		Maximum Lot Coverage (percent)
	Area (square feet)	Width (feet)	Front(c) (feet)	Rear (feet)	Each Side (feet)	(Stories)	(Feet)	
<b>GC</b>								
All permitted uses			35	12	12	3	35	60%
<b>CBD</b>								
Multiple dwellings	2,000 per dwelling unit, new construction only		20	20	20	5	50	40%
All other permitted uses			0	(a)	(a)	3	35	80%
<b>I</b>								
All permitted uses			20	20	20	3	35	35%

**NOTES:**

(a) None required, but if provided shall be at least 12 feet.

(b) Each multiple dwelling in MDR must have an additional five feet of rear and side yards for each story over two.

(c) Front averaging. In any district where the frontage on the same side of the street in a given block is 50% or more developed, the required front yard depth for a new structure on said block need not be more than the average for the existing structures, provided that such average dimension is not less than 10 feet. Otherwise, the requirements of the Zoning Schedule shall apply.

<sup>1</sup> In all districts, the minimum front, rear and/or side setbacks for handicap ramps shall be five feet.

<sup>2</sup> In all districts, the minimum front, rear and/or side setbacks for utility or storage sheds measuring 100 square feet or less shall be six feet.