

ZONING

250 Attachment 2

City of Amsterdam

**Table A
Schedule of Area and Height Regulations**

District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Setback (feet)			Maximum Building Coverage	Maximum Height (feet)	Minimum Lot Depth (feet)
			Front	Rear	Side ¹			
LDN Low Density Neighborhood	8,500 ²	80	30	30	10	30%	40	100
MDN Medium Density Neighborhood	5,000 ^{3,4}	50	20	25	8	35%	40	100
MR Medical Residential Neighborhood	5,000	50	20	25	8	40%	40	100
DC Downtown Core ⁵	5,000	50	0 ⁵	20	5	60%	150	100
ED Employment District								
Nonresidential use	10,000	80	30	30	10	40%	40	100
Residential use	5,000 ³	50	20	25	8	35%	40	100
CC Commercial Corridor	5,000	50	10	20	10	60%	70	100
LI Light Industrial								
Nonresidential use	30,000	150	50	50	30	30%	40	150
Residential use	5,000 ⁴	50	20	25	8	35%	40	100

NOTES:

- ¹ Minimum required side setbacks may be reduced to zero feet by the Planning Commission during site plan review in the case of zero-lot line development of contiguous parcels.
- ² Minimum lot area reduced to 6,500 square feet for existing lots of record within the LDN Low Density Neighborhood.
- ³ Seven thousand five hundred square foot minimum lot area required for two-family residence.
- ⁴ Minimum 2,500 square foot additional lot area required for each dwelling unit beyond the first dwelling unit.
- ⁵ The maximum allowable setback in the DC shall be not greater than 20 feet.