

## ZONING

### *121 Attachment 2*

#### **Town of Amenia**

#### **Dimensional Table**

	<b>District</b>							
	<b>RA</b>	<b>RR</b>	<b>HM</b>	<b>HR</b>	<b>SR</b>	<b>HC</b>	<b>OC</b>	<b>M</b>
Minimum lot size (conventional) <sup>1</sup> (acres)	10	5	Note 4	Note 4	1	1	2	5
Minimum lot size (conservation) <sup>2</sup>	See §§ 121-20D and 121-11D.							
Maximum density (conservation) (ac/du) <sup>3</sup>	5	3	—	—	1	—	—	—
Minimum road frontage for conventional subdivision <sup>5</sup> (feet)								
Town road <sup>6</sup>	250	250	50	50	200	200	200	200
County/state road	300	400	50	50	200	300	200	200
Minimum/maximum front yard setback (feet)								
Town road <sup>6</sup>	40	40	25/40	25/50	50	25	50	100
County/state road <sup>6</sup>	60	60	30/40	40/50	75	35	150	200
Minimum side yard setback (feet)	30	30	10 <sup>11</sup>	15 <sup>11</sup>	30	15 <sup>7</sup>	20 <sup>7</sup>	50
Minimum rear yard setback (feet)	50	50	15	15	50	50 <sup>7</sup>	50 <sup>7</sup>	75 <sup>7</sup>
Setback in conservation subdivision	See § 121-20F.							
Maximum impervious surface coverage <sup>8</sup> (%)	10%	10%	50%	30%	20%	60%	40%	30%
Maximum height <sup>9</sup> (feet)	35	35	45	40	35	45	35	35
Maximum footprint for nonresidential structures <sup>10</sup> (square feet)	6,000	4,000	10,000 <sup>12</sup>	1,000	1,000	40,000	200,000	—

## AMENIA CODE

### NOTES:

- <sup>1</sup> For conventional subdivision, as described in § 121-19A.
- <sup>2</sup> For conservation subdivision, as described in § 121-19B.
- <sup>3</sup> The abbreviation "ac/du" stands for "acres per dwelling unit." See Article V.
- <sup>4</sup> Varies based upon availability of infrastructure; see § 121-11D.
- <sup>5</sup> Lots in limited development subdivisions and conservation subdivisions and rear lots may have shorter frontages. See § 121-22, § 121-20F, and Chapter 105, Subdivision of Land, § 105-21F.
- <sup>6</sup> Measured from center line of road. Front yard setbacks may be adjusted to average setback of closest four parcels on all roads: a maximum setback or "build-to line" may be established by the Planning Board to maintain the "street wall" in the HM and HR Districts.
- <sup>7</sup> One-hundred-foot setback with wooded buffer required if lot abuts a residential district.
- <sup>8</sup> See the definition in § 121-74; applies to each lot and to an entire subdivision, including new roads and other public areas (see § 121-20G); in conservation subdivisions, applies to entire subdivision only. This requirement may be waived by the Planning Board for lots in the HM District and shall not apply to preexisting nonconforming lots. For flexibility provisions, see Subsection E below.
- <sup>9</sup> Above average grade. For height exceptions, see § 121-30E.
- <sup>10</sup> Excluding agricultural structures, residential accessory structures, structures used in connection with educational, religious, or charitable uses, camps, and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of this chapter. The purpose of this requirement is to maintain the historic scale and character of development in Amenia. The intent of this provision shall not be evaded through the placement of multiple large buildings on the same site or otherwise in a pattern that is inconsistent with the scale and character of the Town.
- <sup>11</sup> May be zero for party-wall or zero-lot-line buildings.
- <sup>12</sup> May be enlarged up to 60,000 square feet for a supermarket, movie theater, or other destination use that attracts a substantial number of customers if all special permit impact criteria are satisfied.