

ZONING

345 Attachment 1

Village of Valatie

Density Control Schedule  
Village of Valatie, New York

District		Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Lot Coverage	Maximum Building Height	
		Residential		Nonresidential						Stories	Feet
		Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Front (feet)	Side (feet)	Rear (feet)			
R-1		20,000	125	20,000	126	30	25	50	25%	2 1/2	35
R-2 <sup>2</sup>	Single- and two-family	10,000	75	10,000	75	30	15	30	25%	2 1/2	35
	Multifamily	4,350	125			30	26	50	25%	2 1/2	35
B-1	Residential	Same as R-2 District									
	Nonresidential					10	<sup>1</sup>	—	50%	2 1/2	35
B-2	Residential	Same as R-2 District									
	Nonresidential			20,000	100	45	15	35	50%	2 1/2	35
F		No dwellings permitted		20,000	100	30	25	50	25%	2 1/2	35
I		No dwellings permitted		40,000	150	50	30	50	25%	2 1/2	35

**NOTES:**

<sup>1</sup> None required except where a lot abuts a residential district. If a side yard is provided, it shall be at least 12.5 feet.

<sup>2</sup> In the R-2 District, townhouses (attached one-family dwellings) shall be permitted, provided that there are no more than eight townhouse units in any contiguous group and the overall maximum density and maximum lot coverage is adhered to. However, lot dimensions may be reduced to a minimum lot size of 2,000 square feet and a minimum width of 20 feet. A minimum front yard of 30 feet, a minimum rear yard of 30 feet and minimum side yards, at the ends of the total structure only, of 25 feet shall be required.