

ZONING

197 Attachment 2

Town of North Greenbush

**Table 2  
Schedule of Area and Bulk Regulations**

| District | Development Criteria   |                          | Minimum Lot Size | Minimum Setbacks (feet) |                  |       | Maximum lot coverage | Maximum Height | Maximum Footprint Density |      |               |               |
|----------|------------------------|--------------------------|------------------|-------------------------|------------------|-------|----------------------|----------------|---------------------------|------|---------------|---------------|
|          | Type                   | Condition                |                  | Area                    | Width at setback | Front |                      |                | Side                      | Rear | Stories       | Feet          |
| AR       | A-single-family        | Public sewer and water   | 1 acre           | 150                     | 40               | 40    | 40                   | 10%            | 2                         | 35   | —             | 1 acre        |
|          | B-single-family        | Public sewer or water    | 1.5 acres        | 200                     | 50               | 50    | 50                   | 10%            | 2                         | 35   | —             | 1.5 acres     |
|          | C-single-family        | No public sewer or water | 2 acres          | 300                     | 50               | 50    | 50                   | 10%            | 2                         | 35   | —             | 2 acres       |
|          | D-other                |                          | 5 acres          | 400                     | 75               | 75    | 75                   | 20%            | 2                         | 40   |               |               |
| R-1      | A-single-family        | Public sewer and water   | 20,000 sq.ft.    | 110                     | 35               | 20    | 35                   | 10%            | 2                         | 35   | —             | 20,000 sq.ft. |
|          | B-single-family        | Public sewer or water    | 30,000 sq.ft.    | 150                     | 40               | 30    | 40                   | 10%            | 2                         | 35   | —             | 30,000 sq.ft. |
|          | C-single-family        | No public sewer or water | 40,000 sq.ft.    | 200                     | 50               | 50    | 50                   | 10%            | 2                         | 35   | —             | 40,000 sq.ft. |
|          | D-other                |                          | 40,000 sq.ft.    | 200                     | 40               | 40    | 40                   | 20%            | 2                         | 40   |               |               |
| R-2      | A-single-family        | Public sewer and water   | 20,000 sq.ft.    | 110                     | 35               | 20    | 35                   | 10%            | 2                         | 35   | —             | 20,000 sq.ft. |
|          | B-single-family        | Public sewer or water    | 30,000 sq.ft.    | 150                     | 40               | 30    | 40                   | 10%            | 2                         | 35   | —             | 30,000 sq.ft. |
|          | C-single-family        | No public sewer or water | 40,000 sq.ft.    | 200                     | 50               | 50    | 50                   | 10%            | 2                         | 35   | —             | 40,000 sq.ft. |
|          | D-two-family           | Public sewer and water   | 30,000 sq.ft.    | 50/unit                 | 35               | 15    | 35                   | 10%            | 2                         | 35   | —             | 15,000 sq.ft. |
|          | E-two-family           | Public sewer or water    | 40,000 sq.ft.    | 75/unit                 | 40               | 30    | 40                   | 10%            | 2                         | 35   | —             | 20,000 sq.ft. |
|          | F-two-family           | No public sewer or water | 60,000 sq.ft.    | 100/unit                | 50               | 50    | 50                   | 10%            | 2                         | 35   | —             | 30,000 sq.ft. |
|          | Other                  |                          | 40,000 sq.ft.    | 200                     | 35               | 40    | 40                   | 15%            | 2                         | 35   |               |               |
| R-3      | A-single-family        | Public sewer and water   | 20,000 sq.ft.    | 120.                    | 35               | 20    | 35                   | 25%            | 2                         | 35   | —             | 20,000 sq.ft. |
|          | B-single-family        | Public sewer or water    | 30,000 sq.ft.    | 150                     | 40               | 30    | 40                   | 25%            | 2                         | 35   | —             | 30,000 sq.ft. |
|          | C-single-family        | No public sewer or water | 40,000 sq.ft.    | 200                     | 50               | 50    | 50                   | 25%            | 2                         | 35   | —             | 40,000 sq.ft. |
|          | D-two-family           | Public sewer and water   | 20,000 sq.ft.    | 50/unit                 | 35               | 15    | 35                   | 25%            | 2                         | 35   | —             | 10,000 sq.ft. |
|          | E-two-family           | Public sewer or water    | 40,000 sq.ft.    | 75/unit                 | 40               | 30    | 40                   | 25%            | 2                         | 35   | —             | 20,000 sq.ft. |
|          | F-two-family           | No public sewer or water | 60,000 sq.ft.    | 100/unit                | 50               | 50    | 50                   | 10%            | 2                         | 35   | —             | 30,000 sq.ft. |
|          | Townhouse/condominiums | Public sewer and water   | 40,000 sq.ft.    | By approval             | 40               | 30    | 40                   | 60%            | 3                         | 40   |               | 8,000 sq.ft.  |
| R4       | Other                  |                          | 40,000 sq.ft.    | 200                     | 35               | 40    | 40                   | 60%            | 3                         | 40   |               |               |
|          | Residential, multi     | Public Sewer and water   | 2 acres          | 200                     | 30               | 30    | 40                   | 60%            | 3                         | 40   |               | 5,000 sq.ft.  |
|          | A-single-family        | Public sewer and water   | 20,000 sq.ft.    | 120                     | 35               | 20    | 35                   | 25%            | 2                         | 35   | —             | 20,000 sq.ft. |
|          | B-single-family        | Public sewer or water    | 30,000 sq.ft.    | 150                     | 40               | 30    | 40                   | 25%            | 2                         | 35   | —             | 30,000 sq.ft. |
|          | C-single-family        | No public sewer or water | 40,000 sq.ft.    | 200                     | 50               | 50    | 50                   | 25%            | 2                         | 35   | —             | 40,000 sq.ft. |
|          | D-two-family           | Public sewer and water   | 20,000 sq.ft.    | 50/unit                 | 35               | 15    | 35                   | 25%            | 2                         | 35   | —             | 10,000 sq.ft. |
|          | E-two-family           | Public sewer or water    | 40,000 sq.ft.    | 75/unit                 | 40               | 30    | 40                   | 25%            | 2                         | 35   | —             | 20,000 sq.ft. |
|          | F-two-family           | No public sewer or water | 60,000 sq.ft.    | 100/unit                | 50               | 50    | 50                   | 10%            | 2                         | 35   | —             | 30,000 sq.ft. |
|          | Townhouse/condominiums | Public sewer and water   | 40,000 sq.ft.    | By approval             | 40               | 30    | 40                   | 60%            | 3                         | 40   |               | 8,000 sq.ft.  |
|          | Other                  |                          | 40,000 sq.ft.    | 200                     | 35               | 40    | 40                   | 60%            | 3                         | 40   |               |               |
| H        | Permitted use          | Public sewer and water   | 20,000 sq.ft.    | 110                     | 25               | 20    | 35                   | 75%            | 3                         | 40   | 5,000 sq.ft.  | 5,000 sq.ft.  |
| BN       | Permitted use          | Public sewer and water   | 20,000 sq.ft.    | 110                     | 30               | 20    | 35                   | 75%            | 2                         | 40   | 5,000 sq.ft.  | 5,000 sq.ft.  |
| PBD      | Nonresidential         | Public sewer and water   | 20,000 sq.ft.    | 120                     | 30               | 20    | 35                   | 75%            | 3                         | 40   | 10,000 sq.ft. | 10,000 sq.ft. |
| C        | Permitted use          | Public sewer and water   | 5 acres          | 400                     | 50               | 50    | 50                   | 75%            | 3                         | 45   |               |               |
| BG       | Permitted use          | Public sewer and water   | 20,000 sq.ft.    | 110                     | 30               | 20    | 30                   | 75%            | 3                         | 45   | 10,000 sq.ft. | 10,000 sq.ft. |
| IG       | Permitted use          | Public sewer and water   | 40,000 sq.ft.    | 200                     | 35               | 40    | 50                   | 75%            | 3                         | 45   |               |               |
| TP       | Permitted use          | Public sewer and water   | 40,000 sq.ft.    | 200                     | 35               | 40    | 50                   | 75%            | 4                         | 60   |               |               |
| NP       | Permitted use          |                          | 2 acres          | 200                     | 50               | 50    | 50                   | 60%            | 3                         | 40   | 5,000 sq.ft.  | 5,000 sq.ft.  |