

# ZONING

## 205 Attachment 1

### Town of New Lebanon

#### Schedule 1, Area and Bulk Regulations

<b>District<sup>1</sup></b>	<b>Minimum Lot Size</b>	<b>Maximum Building Coverage (Footprint) of Principal Building</b>	<b>Minimum Front Setback (feet)<sup>3,6</sup></b>	<b>Minimum Side Yard Each Side (feet)</b>	<b>Minimum Rear Yard (feet)</b>	<b>Maximum Stories</b>	<b>Maximum Height (feet)</b>	<b>Minimum Road Frontage (feet)</b>
RA-5	5 acre	10,000	75	75	75	2 1/2	35	60
RA-2	2 acre	4,000	75	50	50	2 1/2	35	60
RA-1	1 acre	4,000	75	35	50	2 1/2	35	60
C <sup>7</sup>	30,000 <sup>4</sup>	75% of lot	75	20 <sup>5</sup>	25	3	40	100
CC	30,000 <sup>4</sup>	75% of lot	75	20 <sup>5</sup>	25	3	40	100
C-Rec	30,000 <sup>4</sup>	50% of lot	20 <sup>5</sup>	25	25	3	40	200
C-I <sup>7</sup>	30,000	25% of lot	75	50	50	3	40	200
C-R <sup>7</sup>	see note 2	see note 2	see note 2	see note 2	see note 2	see note 2	see note 2	see note 2

**NOTES:**

- <sup>1</sup> See regulations specific to overlay districts for additional area and bulk requirements.
- <sup>2</sup> In the Commercial-Residential District, residential uses shall be subject to the area and bulk regulations applicable to the RA-1 District, and commercial uses shall be subject to those applicable to the Commercial District.
- <sup>3</sup> Measured from the center of the traveled portion of the road.
- <sup>4</sup> Except for wholesale store, hotel and/or motel, which requires two acres minimum.
- <sup>5</sup> Fifty when adjacent to residential zone, and 40 when adjacent to existing building.
- <sup>6</sup> Except as pertains to motor vehicle sales businesses, which may display vehicles being outside a structure with a setback of no less than 25 feet from the edge of pavement.
- <sup>7</sup> Self-storage facilities shall comply with both this Schedule 1 and Section 205-13 (E) (20) (d).