

ZONING

240 Attachment 2

Village of Highland Falls

RESIDENT DISTRICTS: TABLE OF DIMENSIONAL REGULATIONS¹

Types of Dimensions	R-1 Mountain Residence	R-2 Single-Family Residence	R-3 Single-Family Residence	R-4 Single- and 2-Family Residence	R-5 Apartments and Multiple-Family Residence ²	R-5A Apartment, Multiple-Family And Affordable Housing ³	R-6 Apartment-Motel Residence (Town only)	R-MHC Mobile Home Court Residence (Town only)
Lot area ⁴								
Minimum (square feet) ⁴					5,000 ⁶	5,000 ⁶	5,000	150,000
Natural grade of under 11%	15,000							
Natural grade of 11% to 20%	20,000	20,000	7,500	5,000			2,500	3,000
Natural grade of over 20%	40,000							
Minimum per dwelling unit (square feet)				3,000	5,000	5,000		
Natural grade of under 11%	15,000							
Natural grade of 11% to 20%	20,000	20,000	7,500					
Natural grade of over 20%	40,000							
Lot coverage, percentage of total lot area occupied by main and accessory buildings (percent)						40		
Natural grade of under 11%	25							
Natural grade of 11% to 20%	20	20	30	35	35		45	35
Natural grade of over 20%	15							
Lot width (feet)	100	90	75	50	150	65	150	200
Height maximum (feet)	35	35	35	35 ⁷	35 ⁷	35	35	35
Yards minimum (feet)								
Front	45	45	30	20	20	10 ¹⁰	20	50
Side	20	20	10 ⁸	8 ⁹	8 ⁹	5 ¹⁰	8 ⁹	25
Total for both on interior lot	40	40	25	18	18	10 ¹⁰	18	50
Abutting side street on corner lot	45	45	30	20	20	3 ¹⁰	20	50
Rear	45	45	30	25	25	20	15	25

¹ [Amended as of date certain/local law, Per Code Publisher.]

² [Per Code Publisher.]

³ [Per Code Publisher.]

⁴ In all zoning districts that permit Planned Residential Developments pursuant to § 240-29P, the minimum lot area shall be not less than one (1) acre.

⁵ In all zoning districts, where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary disposal system as determined by the Village of Highland Falls Planning Board.

⁶ Minimum lot area shall be one (1) acre for all apartment and multiple family dwelling developments. Minimum lot area shall be 5,000 square feet for all single-family detached dwellings, 2-family detached dwellings and conversions of existing single-family detached dwelling for two families.

⁷ New multiple dwellings in the R-4 and R-5 Districts may be permitted to have a maximum height of 45 feet where determined to be appropriate as a part of the special exception authorization, pursuant to § 240-29P for the R-4 District and § 240-29S for the R-5 District.

⁸ One side yard shall be at least 10 feet wide; the other a minimum of 15 feet wide in R-3 Zone.

⁹ One side yard shall be at least 8 feet wide; the other a minimum of 10 feet wide in R-4, R-5 and R-6 Zones.

¹⁰ Yard Requirements may be reduced by the Planning Board during site plan approval.