

**Town of Beekman
Chapter 155, Zoning
Schedule B
Schedule of Area and Bulk Requirements**

Bulk Requirements	R-135	R-90	R-45	R-MH	PH	BH	HR	SC	TC	SLC	C-1	C-2	C-3
Minimum Lot Area (square feet)	135,000	90,000	45,000	NA	11,250 (Public water & sewer) 45,000 (No Public water & sewer)	11,250 (Public water & sewer) 45,000 (No Public water & sewer)	5,445 8 du/acre	Varies §155-8(H)	43,560 ^{3,4}	11,250 (Public water & sewer) 45,000 (No Public water & sewer)	15,000	20,000	108,900
Minimum area of interior Living Space (square feet)	1,000	1,000	1,000	475	500 (Public water & sewer) 1,000 (No Public water & sewer)	500 (Public water & sewer) 1,000 (No Public water & sewer)	1,000	450	800	500 (Public water & sewer) 1,000 (No Public water & sewer)	NA	NA	NA
Maximum lot coverage by Buildings	6%	8%	10%	25%	50% (Public water & sewer) 10% (No Public water & sewer)	50% (Public water & sewer) 10% (No Public water & sewer)	25%	NA	25%	50% (Public water & sewer) 10% (No Public water & sewer)	25%	25%	30%
Maximum lot coverage by Impervious surfaces, including Building	10%	12%	15%	NA	80% (Public water & sewer) 15% (No Public water & sewer)	80% (Public water & sewer) 15% (No Public water & sewer)	50%	75%	50%	75% (Public water & sewer) 15% (No Public water & sewer)	50%	50%	50%
Minimum Lot Width (feet)	250	200	150	NA	50 (Public water & sewer) 150 (No Public water & sewer)	50 (Public water & sewer) 150 (No Public water & sewer)	50	NA	75	50 (Public water & sewer) 150 (No Public water & sewer)	NA	NA	NA
Minimum Road Frontage (feet)	100	100	100	NA	50 (Public water & sewer) 100 (No Public water & sewer)	50 (Public water & sewer) 100 (No Public water & sewer)	50	NA	100	50 (Public water & sewer) 100 (No Public water & sewer)	125	125	125
Minimum Front Yard (feet)	100	75	50	35	15 (Public water & sewer) 50 (No Public water & sewer)	15 (Public water & sewer) 50 (No Public water & sewer)	35	10 feet per story	0 to 15	15 (Public water & sewer) 50 (No Public water & sewer)	60	60	150
Minimum Side Yard (feet)	40	30	20	20	10 (Public water & sewer) 20 (No Public water & sewer)	10 (Public water & sewer) 20 (No Public water & sewer)	20	10 feet per story	10	10 (Public water & sewer) 20 (No Public water & sewer)	40 ¹	40 ¹	80 ²
Minimum Rear Yard (feet)	60	40	35	20	30 (Public water & sewer) 35 (No Public water & sewer)	30 (Public water & sewer) 35 (No Public water & sewer)	35	10 feet per story	35	30 (Public water & sewer) 35 (No Public water & sewer)	40 ¹	40 ¹	80 ²
Maximum Building Height (feet)	35	35	35	35	35	35	35	35	35	35	35	35	45
Parking lot distance from residential district (feet)	NA	NA	NA	150	NA	NA	NA	NA	NA	NA	60	60	60

- 1 Sixty feet when abutting a residential district.
- 2 One hundred fifty feet when abutting a residential district.
- 3 Each parcel within the TC Zone shall create a 35 foot utility easement granted to the Town and located as directed by the Planning Board
- 4 TC: 12 residential units per acre maximum
TC: As of right is commercial lower level and residential upper level. With special use permit, residential allowed on both levels.
TC: 800 square foot minimum residential unit.
TC: Residential lots may be 6,000 to 10,000 square feet when used for attached house or condominium.