

ZONING

155 Attachment 2

Town of Beekman
Schedule B
Schedule of Area and Bulk Regulations
[Amended 3-7-2005 by L.L. No. 2-2005]

Requirement	R-135	R-90	R-45	TC ¹ / ₁	PH ¹	PH ²	R-MH	C-1	C-2	I-1
Minimum lot area ¹ (square feet)	135,000	90,000	45,500	43,560 ²	11,250	45,500	--	15,000	20,000	108,900
Minimum area of interior living space (square feet)	1,000	1,000	1,000	800	500	1,000	475	N/A	N/A	N/A
Maximum lot coverage by Buildings	6%	8%	10%	25%	50%	10%	25%	25%	25%	30%
Maximum lot coverage by Impervious surfaces, including Building	10%	12%	15%	50%	80%	15%	--	50%	50%	50%
Minimum lot width (feet)	250	200	150	75	50	150	N/A	N/A	N/A	N/A
Minimum road frontage ¹ (feet)	100	100	100	100	50	100	--	125	125	125
Minimum front yard (feet)	100	75	50	15	15	50	35	60	60	150
Minimum side yard (feet)	40	30	20	10	10	20	20	40 ³	40 ³	80 ³
Minimum rear yard (feet)	60	40	35	35 ⁷	30	35	20	40 ³	40 ³	80 ³
Maximum building height (feet)	35	35	35	35	35	35	35	35	35	45
Parking lot distance from residential district (feet)	--	--	--	35	35	35	150	60	60	60

NOTES

- Residential uses in the PH Zone serviced by central water and sewer shall utilize the 11,250 square foot minimum lot area and bulk requirements, and residential uses in the PH Zone not serviced by central water and sewer shall utilize the 45,000 square foot minimum lot area and bulk requirements.
- Commercial uses in the PH Zone shall utilize the C-2 area and bulk requirements.
- In the case of flag lots, the minimum lot area of the lot will be calculated irrespective of the pole portion of the lot.
- Road frontage may be reduced to 50 feet on the circular end of the cul-de-sac.
- Sixty feet when abutting a residential district.
- One hundred fifty feet when abutting a residential district.
- 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.
- 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.
- Residential lots may be 6,000 to 10,000 square feet when used for attached house or condominium.