

ZONING

175 Attachment 2

Town of Philipstown

Dimensional Table

	District								
	RC	RR	HM	HR	SR	HC	OC	M	IC
Maximum density (conservation) ⁽¹⁾	5 ac/du	3 ac/du	—	—	40,000 square feet	—	—	—	20 ac/du
Minimum lot size (conventional/ODA) ⁽²⁾	10 ac	5 ac	⁽⁴⁾	⁽⁴⁾	40,000 square feet	40,000 square feet	2 ac	5 ac	20 ac
Minimum lot size (conservation) ⁽³⁾	⁽⁴⁾	⁽⁴⁾	—	—	⁽⁴⁾	—	—	—	⁽⁴⁾
Minimum road frontage for conventional subdivision ⁽⁵⁾									
Town road	250	250	40	40	200	200	200	200	200
County/state road	300	400	50	50	200	300	200	200	200
Open development area ROW	100	100	—	—	—	—	—	—	—
Minimum front yard setback									
Town road ⁽⁶⁾	60	60	25	25	50	25	50	100	50
County/state road ⁽⁶⁾	60	60	30	40	75	35	100	100	100
Minimum side yard setback ⁽¹³⁾	30	30	10 ⁽¹¹⁾	10 ⁽¹¹⁾	30	15 ⁽⁷⁾	20 ⁽⁷⁾	50 ⁽⁷⁾	50
Minimum rear yard setback ⁽¹³⁾	50	50	15	10	25	35 ⁽⁷⁾	35	50	50 ⁽⁷⁾
Setback in conservation subdivision	See § 175-20E								
Maximum impervious surface coverage ⁽⁸⁾	10%	10%	50%	30%	20%	60%	60%	30%	10%
Maximum height ⁽⁹⁾	40	40	40	40	40	40	40	40	40
Maximum footprint (in square feet) for nonresidential structures ⁽¹⁰⁾	6,000	4,000	10,000 ⁽¹²⁾	5,000	5,000	40,000	200,000	—	—

ALL DIMENSIONS IN FEET UNLESS OTHERWISE INDICATED.

PHILIPSTOWN CODE

NOTES:

- ⁽¹⁾ The abbreviation “ac/du” stands for “acres per dwelling unit.” This figure is also used as the minimum lot size for purposes of a “yield plan.” See Article V.
- ⁽²⁾ For conventional subdivision as described in § 175-19A. See § 112-33B of the land development regulations for ODA lots.
- ⁽³⁾ Conservation subdivision as described in § 175-19B. Minimum lot size is determined under the provisions of § 175-11, not this table.
- ⁽⁴⁾ Varies based upon availability of municipal water and sewer services; see § 175-11D.
- ⁽⁵⁾ Flag lots and lots in conservation subdivisions may have shorter frontages. See § 175-20 and § 175-22. Minimum frontage on a cul-de-sac is 25 feet.
- ⁽⁶⁾ Measured from center line of the traveled way as it existed at the date of the building permit (or of construction if built before a building permit was required). Front yard setbacks may be adjusted by the Planning Board or Zoning Board of Appeals to prevailing setbacks in the immediate neighborhood on all roads; a maximum setback or “build-to line” may be established to maintain the “street wall” in the HM and HR Districts. (See § 175-30J for US Rt. 9 setbacks.)
- ⁽⁷⁾ Wooded buffer required if lot abuts a residential district See § 175-65D(2).
- ⁽⁸⁾ See definition in § 175-74; applies to each lot and to an entire subdivision, including new roads and other public areas (see § 175-20F); in conservation subdivisions applies to entire subdivision only. This requirement may be waived by the Planning Board for lots in the HM District and shall not apply to preexisting nonconforming lots. For flexibility provisions, see § 175-11E.
- ⁽⁹⁾ Also no more than three stories. For height exceptions, see § 175-30E.
- ⁽¹⁰⁾ Excluding agricultural structures and all structures legally completed or granted a building permit, special permit, site plan approval, or variance prior to the adoption of this chapter. The purpose of this requirement is to maintain the historic scale and character of development in Philipstown. The intent of this provision shall not be evaded through the placement of multiple large buildings on the same site or otherwise in a pattern that is inconsistent with the scale and character of the Town.
- ⁽¹¹⁾ May be zero for party-wall or zero-lot-line buildings.
- ⁽¹²⁾ May be increased up to 60,000 square feet for a supermarket, movie theater, or other use deemed important to the economic viability of the hamlet and if all special permit impact criteria are satisfied.
- ⁽¹³⁾ For permitted encroachments into required setback areas for accessory structures, see § 175-30C and F.