

# ZONING

## 200 Attachment 1

### Town of Marbletown DENSITY CONTROL SCHEDULE [Amended 9-12-1990 by L.L. No. 1-1990; 10-17-2006 by L.L. No. 2-2006]

Districts	Minimum Lot Dimensions							Maximum Lot Coverage, Including All Accessory Buildings	Maximum Building Height
	Residential Use		Nonresidential Use						
	Minimum Lot Area Per Dwelling Unit (acres)	Minimum Lot Width (feet)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Yard Setback (feet)				
					Front	Each Side	Rear		
A-4	4	250	40,000	125	40 <sup>4</sup>	30	30	30%	35 feet
A-3	3	200							
A-2	3	175							
R-1	3	125							
R-3	1 <sup>1</sup>	125							
SR	1	125	40,000	125					
B-1									
Existing building	1	125	10,000	75	20	12	30	30%	3 ½ stories
New building	1		40,000	200	40	30	50	20%	2 ½ stories
B-2	Note 3	Note 3	40,000	200	50	30	50	20%	2 ½ stories
I-1 <sup>2</sup>	Not permitted		40,000	200	40	30	30	10%	25 feet

## MARBLETOWN CODE

### Notes:

1. In subdivisions containing four or more lots, the minimum lot size per dwelling unit in the R-3 District may be reduced to  $\frac{3}{4}$  acre, provided that the residence is served by and connected to a central water and/or sewer system that has been approved by the Ulster County Health Department, except as modified by § 200-48.
2. An I-1 District may be established in an A District, provided there is an amendment to the Zoning Map in accordance with provisions of § 200-40 of this chapter.
3. Residential uses in B-2 Districts shall comply with all area and bulk regulations established for the R-3 District.
4. The required front yard shall be measured from the edge of the abutting right-of-way or street, except that, where such right-of-way or street is less than 50 feet in width, the required front yard shall be measured from a line 25 feet from and parallel to the center line abutting street or right-of-way.