

ZONING

§ 190-69

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§190-69 §190-69 ZONING Town of Ulster, New York <i>Table of Lot and Bulk Requirements</i>									
Zoning District	MIN. Lot Requirements			MIN Setback Requirements			Max. Bldg. Height (feet)	Max. Bldg. Lot Coverage (percent)	Minimum Green Space (percent)
	Minimum Area (square feet)	Minimum Width (feet)	Lot Area Per Dwelling (square feet)	Front (feet)	Side (feet)	Rear (feet)			
<i>R-60 Residential</i>									
	60,000	120	60,000	40	30	30	35	N.A.	40
<i>R-30 Residential</i>									
(1) Central water or sewer	30,000	100	30,000	30	20	25	35	N.A.	25
(2) No central water or sewer	40,000	100	40,000	30	20	25	35	N.A.	25
<i>R-10 Residential</i>									
(1) Municipal water & sewer	10,000	75	10,000	30	10	15	35	N.A.	15
(2) Central water & sewer	15,000	90	15,000	30	15	15	35	N.A.	15
(3) Central water or sewer	20,000	100	20,000	30	15	15	35	N.A.	15
(4) No central water or sewer	40,000	100	40,000	30	20	25	35	N.A.	25
Local Commercial									
	N.A.	N.A.	Same as R-10	30	10	10	35	50	5
Highway Commercial									
	N.A.	N.A.	Same as R-10	30	10	10	60	50	5
Regional Commercial									
	N.A.	N.A.	Same as R-10	50	10	10	60	50	5
Office & Manufacturing									
	N.A.	N.A.	Same as R-10	40	10	10	75	50	10
Industrial									
	N.A.	N.A.	N.A.	75	50	50	60	50	10

Notes: N.A. = not applicable

Revised 5/17/10

Zoning Districts R-60, R-30, R-10, LC, HC, and RC, utility company structures cannot be larger than 3,500 square feet in total size. In Zoning Districts OM, and I, utility company structures with a total area of 3,500 square feet or less remain allowed as of right. Utility company structures with a total area of more than 3,500 square feet require a special permit of the Town Board. In no event shall a utility company structure be permitted in any Zoning District of the Town of Ulster if said utility company structure requires an "Air Quality Permit" issued by the New York State Department of Environmental Conservation.

[Amended The Table of Use Regulations *Utility Company Structures by the Town Board of the Town of Ulster 9-19-2019 as LL No. 3-2019]