

ZONING

205 Attachment 1
 Town of New Lebanon
 Schedule 1, Area and Bulk Regulations
 [Amended 6-10-2014 by L.L. No. 1-2014; 7-14-2020 by L.L. No. 1-2020]

District ^{1, 2}	Minimum Lot Size	Maximum Building Coverage (Footprint) of Principal Building	Minimum Front Setback (feet) ^{3, 6}	Minimum Side Yard Each Side (feet)	Minimum Rear Yard (feet)	Maximum Stories	Maximum Height (feet)	Minimum Road Frontage (feet)
RA-5	5 acres	10,000	75	75	75	2 1/2	35	60
RA-2	2 acres	4,000	75	50	50	2 1/2	35	60
RA-1	1 acre	4,000	75	35	50	2 1/2	35	60
C	30,000 ⁴	75% of lot	75	20 ⁵	25	3	40	100
C-Rec	30,000 ⁴	50% of lot	20 ⁵	25	25	3	40	200
C-I	30,000	25% of lot	75	50	50	3	40	200
C-R (see note below)								
C-C	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MLH-1 (RED)	¼ acre	4,000	60	35	35	3 1/2	55	30
MLH-2 (GREEN)	2 acres	4,000	75	50	50	3	45	60
MLH-3 (BLUE)	5 acres	10,000	75	75	75	2 1/2	35	60

NOTES:

- ¹ See regulations specific to overlay districts for additional area and bulk requirements.
- ² In the Commercial-Residential District, residential uses shall be subject to the area and bulk regulations applicable to the RA-1 District, and commercial uses shall be subject to those applicable to the Commercial District.
- ³ Measured from the center of the traveled portion of the road.
- ⁴ Except for wholesale store, hotel and/or motel, which requires two acres minimum.
- ⁵ Fifty when adjacent to residential zone, and 40 when adjacent to existing building.
- ⁶ Except as pertains to motor vehicle sales businesses, which may display vehicles being outside a structure with a setback no less than 25 feet from the edge of pavement.