

ZONING

155 Attachment 2

Town of Beekman

Schedule B Schedule of Area and Bulk Requirements [Amended 12-2-2015 by L.L. No. 5-2015]

Bulk Requirements	R-135	R-90	R-45	R-MH	PH	BH	HR	SC	TC	C-1	C-2	C-3
Minimum lot area (square feet) maximum dwelling units/acre	135,000	90,000	45,000	NA	11,250 (public water and sewer) 45,000 (no public water and sewer)	11,250 (public water and sewer) 45,000 (no public water and sewer)	8 du acre	Varies § 155-8H	43,560 ^{3,4}	15,000	20,000	108,900
Minimum area of interior living space (square feet)	1,000	1,000	1,000	475	500 (public water and sewer) 1,000 (no public water and sewer)	500 (public water and sewer) 1,000 (no public water and sewer)	1,000	450	800	NA	NA	NA
Maximum lot coverage by buildings	6%	8%	10%	25%	50% (public water and sewer) 10% (no public water and sewer)	50% (public water and sewer) 10% (no public water and sewer)	25%	NA	25%	25%	25%	30%
Maximum lot coverage by impervious surfaces, including building	10%	12%	15%	NA	80% (public water and sewer) 15% (no public water and sewer)	80% (public water and sewer) 15% (no public water and sewer)	50%	75%	50%	50%	50%	50%
Minimum lot width (feet)	250	200	150	NA	50 (public water and sewer) 150 (no public water and sewer)	50 (public water and sewer) 150 (no public water and sewer)	50	NA	75	NA	NA	NA

BEEKMAN CODE

Bulk Requirements	R-135	R-90	R-45	R-MH	PH	BH	HR	SC	TC	C-1	C-2	C-3
Minimum road frontage (feet)	100	100	100	NA	50 (public water and sewer) 100 (no public water and sewer)	50 (public water and sewer) 100 (no public water and sewer)	50	NA	100	125	125	125
Minimum front yard (feet)	100	75	50	35	15 (public water and sewer) 50 (no public water and sewer)	15 (public water and sewer) 50 (no public water and sewer)	35	10 feet per story	0 to 15	60	60	150
Minimum side yard (feet)	40	30	20	20	10 (public water and sewer) 20 (no public water and sewer)	10 (public water and sewer) 20 (no public water and sewer)	20	10 feet per story	10	40 ¹	40 ¹	80 ²
Minimum rear yard (feet)	60	40	35	20	30 (public water and sewer) 35 (no public water and sewer)	30 (public water and sewer) 35 (no public water and sewer)	35	10 feet per story	35	40 ¹	40 ¹	80 ²
Maximum building height (feet)	35	35	35	35	35	35	35	35	35	35	35	45
Parking lot distance from residential district (feet)	NA	NA	NA	150	NA	NA	NA	N/A	NA	60	60	60

NOTES:

¹ Sixty feet when abutting a residential district.

² One hundred fifty feet when abutting a residential district.

³ Each parcel within the TC Zone shall create a thirty-five-foot utility easement granted to the Town and located as directed by the Planning Board.

⁴ 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: Eight-hundred-square-foot minimum residential unit.

TC: Residential lots may be 6,000 square feet to 10,000 square feet when used for attached house or condominium.