

ZONING

**Density Control Schedule
Town of New Paltz Zoning Law
[Amended 4-26-1978 by L.L. No. 1-1978; 1-23-1984 by L.L. No. 2-1984;
12-30-1987 by L.L. No. 9-1987; 8-16-2001 by L.L. No. 4-2001; 12-19-2002 by L.L. No 8-2002]**

District	Minimum Lot Area	Lot Width (feet)	Required Lot Frontage (feet)	Minimum Yards (feet)			Maximum Lot Coverage	Maximum Building Height		Minimum Required Open Space (percentage)
				Front	Side	Rear		Stories	Feet	
A-1.5 ⁵	1.5 acres ¹	150	150	50	20	50	20%	2 1/2	35	65%
A-3 ⁵	3.0 acres ¹	200	200	50	20	50	10%	2 1/2	35	65%
R-1 ⁵	1.0 acre ⁴	100	100	50	20	50	25%	2 1/2	35	65%
B-2 ²	7,500 square feet	75	75	Note ⁶	Note ³	25	50%	3	40	Note ⁷
I-1	15,000 square feet	100	100	50	25	50	35%	3	40	65%
F	3.0 acres	200	200	50	25	50	10%	2 1/2	35	65%

NOTES:

- ¹ See cluster development regulations, § 140-41.
- ² Multiple dwellings are permitted in the B-2 District, provided that minimum yard dimensions, maximum lot coverage, minimum lot size, etc., shall apply on the same basis as in R-V District. See § 140-20.
- ³ None required, but if provided shall be at least 12.5 feet. Townhouses are permitted in R-V and B-2 Districts.
- ⁴ One-half acre may be permitted in the R-1 District if municipal water and sewer are provided; not applicable in Floodplain Zone. See § 140-19.
- ⁵ Floodplain Zone: area between 185 and 190 feet above sea level. Refer to § 140-19.
- ⁶ In any B-2 Zone, the minimum setback requirements for front yards shall be 35 feet, except in those portions of existing B-2 Zones lying generally northerly and southerly of Route 299 and which are bounded on the east by the westerly edge of North Putt Corners Road on the north and by the westerly edge of South Putt Corners Road on the south and on the west by the municipal boundary line of the Incorporated Village of New Paltz, wherein the minimum setback requirements for front yards shall be 65 feet.
- ⁷ In that portion of the B-2 Zoning District lying generally easterly of the New York State Thruway, the minimum open space required shall be 35%, and in that portion of the B-2 Zoning District lying generally westerly of the New York State Thruway, the minimum open space required shall be 10%.