

Chapter 170								
SCHEDULE B: LOT DIMENSIONAL STANDARDS								
District	Minimum Lot Area (SF = square feet)	Maximum Lot Coverage/ Impervious Surface	Minimum Lot width	Principal Use Required Yard Setbacks			Shoreline Standards	
				Front ¹ (Minimum/ Maximum)	Side One/total for both	Rear	Shoreline Setback	Shoreline Frontage
Residential-Recreation (RR)	5 acres ²	20% ²	150 feet ²	50 feet ²	20 feet/50 feet ²	50 feet ²	The shoreline setback shall be the greater of 12 feet inland from the original New York State property line or the required shoreline setback of the NYS Adirondack Park and the Adirondack Park Land Use and Development Plan (see also §170-16.A.(3))	150 feet ²
Residential (R)	20,000 SF	35%	75 feet	Minimum: 20 feet	10 feet/24 feet	15 feet		75 feet
Residential-2 (R-2)	Residential: 7,500 SF for a single dwelling unit plus 2,000 SF for each additional dwelling unit;	75%	75 feet	Minimum: 20 feet	10 feet/24 feet	15 feet		75 feet
Residential-3 (R-3)	20,000 SF	35%	75 feet	Minimum: 20 feet	10 feet/24 feet	15 feet		75 feet
Mixed Use (MU)	Residential: 7,500 SF for a single dwelling unit plus 2,500 SF for each dwelling unit; Nonresidential: 7500 SF	70%	75 feet	Minimum: 10 feet Maximum: 20 feet	10 feet/24 feet	15 feet except a nonresidential use adjacent to a residential use shall have a setback of 20 ft.		75 feet
Central Business (CB)	None	75%	50 feet	Minimum: 0 feet Maximum: 15 feet	0 feet/10 feet	20 feet		50 feet

¹ Front yard setback shall be measured from the front lot line (street line) as defined in this Chapter.

² This provision may be reduced or otherwise modified to allow for efficient use of land if subdivided lots are clustered and meet the criteria of §170-66 of this Chapter.