

Town of New Paltz
Zoning Chapter 140
Density Control Schedule

District	Minimum Lot Area	Lot Width (feet)	Required Lot Frontage (feet)	Minimum Yards (feet)			Maximum Lot Coverage (percentage)	Maximum Building Height		Minimum Required Open Space (percentage)	Maximum Impervious Coverage (percentage)
				Front	Side	Rear		Stories	Feet		
A-1.5	1.5 acres ¹	150	150	50	20	50	20	2 ½	35	65	35
A-3	3.0 acres ¹	200	200	50	20	50	10	2 ½	35	65	35
R-1	1.01 acres ^{1,2}	100	100	50	20	50	25	2 ½	35	65	35
B-2 ³	7,500 square feet	75	75	Note ⁴	Note ⁵	25	50	3	40	10	90
I-1	15,000 square feet	100	100	50	25	50	35	3	40	65	
FW ⁶	3.0 acres	200	200	50	25	50	10	2 ½	35	65	35
FF ⁶	3.0 acres 3.0 acres	200	200	50	25	50	10	2 ½	35	65	35
GF ⁶		200	200	50	25	50	10	2 ½	35	65	35
MSMU	7,500 square feet	75	75	Note ⁷	10 ⁸	25 ⁸	Note ⁹	3 ¹⁰	35	Note ¹¹	Note ¹¹
GB	7,500 square feet	75	75	35	20 ⁸	25 ⁸	Note ¹²	2 ¹³	30 ¹³	35	65
GH	5,000 square feet	50	50	15 ¹⁴	10	25	Note ¹⁵	3	35	30	70

NOTES:

¹See cluster development regulations, § 121-25 of the Code of the Town of New Paltz.

²One-half acre may be permitted in the R-1 District if municipal water and sewer are provided.

³Multiple 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.

⁴In any B-2 Zone, the minimum setback requirements for front yards shall be 35 feet, except in those portions of the B-2 Zone lying east of the municipal boundary line of the Incorporated Village of New Paltz, wherein the minimum setback requirements for front yards shall be 65 feet.

⁵None required, but if provided shall be at least 12.5 feet. Townhouses are permitted in R-V and B-2 Districts.

⁶Floodplain Zone: Refer to § 140-19 and Chapter 82 of the Code of the Town of New Paltz

⁷On state roads, a minimum 25 feet plus 1 foot additional for every foot of building height over 25 feet to a maximum setback of 40 feet. On local and county roads, a minimum 0 to 10 feet to a maximum setback of 20 feet.

⁸Along the NYS Thruway right-of-way, a minimum side yard setback of 50 feet is required, and a minimum rear yard setback of 50 feet is required.

⁹In the MSMU District, maximum building footprint is 7,500 square feet. More than one building is allowed per lot provided other dimensional requirements are met.

¹⁰In the MSMU District, the principal building must have a minimum of 2 occupiable stories.

¹¹In the MSMU District, maximum impervious coverage is 85% for redevelopment of developed sites and 65% for development of undeveloped sites.

¹²In the GB District, maximum building footprint is 10,000 square feet.

¹³In the GB District, a third story, with building height not to exceed 35 feet, is permitted if the building is designed and built to meet US Green Building Council's LEED requirements at the level "silver" or higher.

¹⁴In the GH District, maximum front yard setback is 35 feet.

¹⁵In the GH District, maximum building footprint is 5,000 square feet.