

ZONING

108 Attachment 2

Town of Hyde Park

Schedule of Bulk Regulations

[Amended 8-24-2009 by L.L. No. 2-2009; 3-9-2015 by L.L. No. 2-2015; 6-18-2018 by L.L. No. 3-2018; 10-5-2020 by L.L. No. 1-2020]

			Greenbelt and Waterfront		Neighborhood and Neighborhood Core		Hamlet and Hamlet Core		Crossroads Core	Landing	East Park Business District	Neighborhood Business District	Town Core District ⁷	Corridor Business District
			GB	WF	N	NC	H	HC	CC	L	EPBD	NBD	TC	CB
Height	Building accessory structure	Maximum	35 feet	35 feet	35 feet	35 feet	35 feet	40 feet	40 feet	35 feet	40 feet	40 feet	⁷	40 feet
		Maximum	22 feet	22 feet	22 feet	22 feet	22 feet	22 feet	22 feet	22 feet	22 feet	22 feet	22 feet	⁷
Size	Dwelling unit	Least dim.	16 feet	16 feet	16 feet	16 feet	16 feet	16 feet	16 feet	16 feet	16 feet	16 feet	⁷	16 feet
	Dwelling unit	Minimum floor area	400 square feet	400 square feet	400 square feet	400 square feet	400 square feet	400 square feet	400 square feet	400 square feet	400 square feet	400 square feet	⁷	400 square feet
Coverage	Impervious	Maximum	15% ⁶	15% ⁶	50%	70%	60%	80%	85%	90%	70%	70%	⁷	85%
Yards ² (setbacks)	Front ¹	Minimum	50 feet	50 feet	50 feet	30 feet	20 feet	10 feet	10 feet ⁵	10 feet	20 feet	20 feet	⁷	10 feet
	Side ⁴	Minimum	25 feet	25 feet	20 feet	15 feet	10 feet	10 feet	10 feet ⁵	10 feet	10 feet	10 feet	⁷	5 feet
	Rear	Minimum	50 feet	50 feet	30 feet	30 feet	30 feet	30 feet	25 feet	10 feet	20 feet	20 feet	⁷	20 feet
One shed (setbacks)	Front	Minimum	50 feet	50 feet	50 feet	30 feet	20 feet	10 feet	10 feet	10 feet	20 feet	20 feet	⁷	10 feet
	Side	Minimum	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	⁷	5 feet
	Rear	Minimum	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	⁷	5 feet
Scale (gsf)						6,000					40,000	7,500	⁷	65,000
Maximum average density			0.4 DU/A ³ (2.5 A/DU) ³	0.4 DU/A ³ (2.5 A/DU) ³	2 DU/A	4 DU/A	4 DU/A	6 DU/A	10 DU/A	10 DU/A	8 DU/A	8 DU/A	⁷	8 DU/A

HYDE PARK CODE

NOTES:

Refer to § 108-4.4 for further detail.

Scale. Scale limits the gross square feet of a proposed use or structure. Scale limits do not apply to one- and two-family residential use, animal husbandry, or agriculture use. The density limits noted herein shall include accessory apartments. The coverage limits noted herein shall be the maximum for all uses permitted on one lot.

Yard requirements: Such minimums shall be parallel to the applicable lot line for the full length thereof.

Landing: Any lot fronting on the Hudson River shall be permitted to construct water-dependent structures into the river, provided that U.S. Army Corps of Engineers approvals are obtained.

¹ On a corner lot, there shall be provided a side yard on the side street equal in depth to the required front yard in said district.

² Accessory structures, other than fences or walls, with a maximum height of 15 feet may be placed on a lot, provided the setback is no less than the setback required for any building for the front yard and no less than one-half the setback required for any building for the rear and side yards with a minimum setback of five feet. This does not apply to an accessory structure that contains a dwelling unit. An accessory structure that contains a dwelling unit must comply with the bulk requirements for the principal structure.

³ In the Greenbelt and Waterfront Districts, when calculating the density of acreage for a given parcel, all Federal Army Corps of Engineers and NYS DEC-regulated wetlands proper as well as lands within the one-hundred-year flood hazard area shall be excluded from the total parcel acreage calculation. Where the resulting residual acreage is equal to or less than 10.0 acres, minimum average density shall be calculated on the basis of 2.0 A/DU for this residual acreage. Where the resulting residual acreage is more than 10.0 acres, the minimum average density shall be calculated on the basis of 2.5 A/DU for this residual acreage.

⁴ Townhouse. A zero-foot side yard setback is permitted for the side yard bordered by another attached dwelling unit.

⁵ Front yard in the CC zoning district. The front and side yards may be reduced to 0 feet, subject to the CC standards.

⁶ For solar farms approved pursuant to § 130-8 of the Town Code, the maximum impervious coverage shall be 25% instead of 15% as listed in the schedule.

⁷ The bulk regulations for the TC Zoning District are set forth in the Town Core Design and Development Standards. Where a building type waiver permit has been approved by the Planning Board, the bulk regulations set forth for the Corridor Business District, as set forth in this Attachment 2, Schedule of Bulk Regulations, shall apply.