

ZONING

250 Attachment 2

Town of Kinderhook

Density Control Schedule

[Amended 9-9-2002 by L.L. No. 2-2002; 8-8-2005 by L.L. No. 12-2005; 2-13-2012 by L.L. No. 1-2012; 11-6-2014 by L.L. No. 1-2014]

Residential Uses

District	Minimum Lot Dimensions			Minimum Yard Dimensions			Maximum Lot Coverage, including all accessory buildings and pavement (percentage)	Maximum Building Height ³		Road Frontage (feet)	
	Density (dwelling units per acre) (DU) ¹	Minimum Lot Width (feet)	Minimum Lot Size	Front Yard ² (feet)	Side Yard (feet)	Rear Yard (feet)		Stories	Feet		
R-2	1 per 2 acres	250	1 acre	50	50	50	25%	2 1/2	35	50	
AR	1 per 5 acres	300	2.5 acres	50	50	50	25%	2 1/2	35	50	
H	1 per 30,000 square feet	90	30,000 square feet	35	25	35	25%	2 1/2	35	50	
R-3	1 per 3 acres	275	1.5 acres	50	50	50	25%	2 1/2	35	50	
B-1	1 per 2 acres	250	1/2 acre	50 ⁴	50	50	20%	3	40	50	
B-1A	1 per 2 acres	250	1/2 acre	50	50	50	20%	3	40	50	
I-1	—			50	25	50	35%	3	40	50	
FP	—			50	25	50	30%	2 1/2	35	50	
MHP	10,000 square feet per home and 350,000 square feet per park; other requirements: see § 250-24.										50
MFO	1 DU per 1/2 acre ⁵									50	

NOTES:

¹ See conservation subdivision regulations, Chapter 215, § 215-20, and cluster development/conservation subdivision regulations, § 250-27. Lots located in conservation subdivisions are exempt from the minimum lot width requirements specified in the Density Control Schedule.

² The minimum front yard setback shall be 75 feet on state and county highways.

³ See § 250-15, Height exceptions.

⁴ A green space shall be provided for a distance of 35 feet from the right-of-way, exclusive of roadways for ingress and egress. No buildings or parking lots shall be permitted in this required green space.

⁵ The density for multifamily dwellings is set for all MFO and B-1 and B-1A Zones. Multifamily dwellings shall be limited to no more than eight units per building.

KINDERHOOK CODE

Nonresidential Uses

District	Minimum Lot Size	Maximum Building Footprint (square feet)	Minimum Lot Width (feet)	Front Yard ² (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Lot Coverage, including all accessory buildings and pavement (percentage)	Maximum Building Height ¹		Road Frontage (feet)
								Stories	Feet	
R-2	2 acres		250	50	50	50	25%	2 1/2	35	50
AR	2 acres		250	50	50	50	25%	2 1/2	35	50
H	20,000 square feet		125	35	25	35	25%	2 1/2	35	50
R-3	3 acres		275	50	50	50	25%	2 1/2	35	50
B-1	1 acre	40,000	250	50	25	35	50%	3	40	50
B-1A	1 acre	20,000 ³ 30,000 ⁴	250	50	25	35	75%	3	40	50
I-1	1 acre		150	50	25	50	35%	3	40	50
FP	1 acre		150	50	25	50	30%	2 1/2	35	50
MHP										50

NOTES:

¹ See § 250-15, Height exceptions.

² Minimum front yard setback shall be 75 feet on state and county highways.

³ The maximum building footprint for new commercial, retail and wholesale structures. This shall cover no more than 75% of the lot.

⁴ The maximum building footprint for new office and warehouse structures. This shall cover no more than 75% of the lot.