

ZONING

240 Attachment B2

APPENDIX B
Town of LaGrange
Schedule B2 (§ 240-28)
Schedule of Bulk Regulations and Coverage Limitations
Nonresidential Districts
[Amended 12-14-2016 by L.L. No. 11-2016]

Key:
 TCB Town Center Business
 H Hamlet
 MGH Manchester Gateway Hamlet
 GH Gateway Hamlet
 GB General Business
 C Commercial
 I Industrial

| | Nonresidential Districts | | | | | | |
|---|--------------------------|--------|-------|--------------------|--------|--------|--------|
| | TCB | H | MGH | GH | GB | C | I |
| Minimum single-family residential lot area (square feet) | N/A | 30,000 | N/A | N/A | 40,000 | 30,000 | 80,000 |
| Single-family residential with public sewers | 6,000 ² | 8,000 | N/A | N/A | N/A | N/A | N/A |
| Townhouse lot area (square feet) with public sewers | 2,500 ² | 6,250 | 2,500 | 2,500 ² | NA | NA | NA |
| Minimum width of lot along building line (feet) | 25 | 50 | 25 | 25 | 150 | 150 | 200 |
| Minimum width of lot at any point | 25 | 30 | 25 | 25 | 50 | 50 | 50 |
| Minimum dimension of building square on lot (feet) ³ | N/A | N/A | N/A | N/A | 100 | 100 | 200 |
| Minimum lot frontage on Town right-of-way line (feet) | 25 | 40 | 25 | 25 | 75 | 75 | 100 |
| Minimum lot frontage on county or state highway | 25 | 50 | 25 | 25 | 225 | 200 | 200 |
| Maximum number of stories of a building | 3 | 3 | 3 | 2 | 3 | 3 | 3 |
| Maximum height of a building or structure (feet) ⁵ | 50 | 35 | 50 | 35 | 35 | 35 | 35 |

LA GRANGE CODE

| | Nonresidential Districts | | | | | | |
|--|---------------------------------|----------|----------------|-----------|-------------------|----------|----------|
| | TCB | H | MGH | GH | GB | C | I |
| Minimum dimensions (in feet) from center line of NYS Route 55 | 48.5 - 58.5 | NA | 48.5 - 58.5 | N/A | N/A | N/A | N/A |
| Front yard, state or county road | ▲ | 10 | 10 | 10 | 45 ¹² | 45 | 165 |
| Front yard, Town road | Note 8 | 10 | Note 8 | 15 | 40 | 40 | 75 |
| Rear yard | 6 ⁹ | 10 | 6 ⁹ | 10 | 20 | 20 | 20 |
| Side yard | 0 | 5 | 5 | 5 | 20 | 20 | 20 |
| Residential district boundary line | 25 | 30 | 25 | 25 | 30 | 30 | 300 |
| Maximum lot coverage by buildings as percent of lot area | 85% | 30% | 75% | 75% | 20% | 30% | 30% |
| Maximum floor area of buildings as percent of lot area | NA | 50% | N/A | N/A | 40% | 60% | 60% |
| Maximum total lot coverage as percent of lot area (buildings, structures, outdoor deposit, paving) | 90% | 60% | 85% | 85% | 50% ¹² | 70% | 60% |
| Minimum floor area of dwelling unit (square feet) ¹¹ | 500 | 500 | 500 | 500 | NA | NA | NA |
| Minimum floor area of apartment | 500 | 500 | 500 | 500 | 500 | NA | NA |

▲ refer to line above