



TOWN OF UNION VALE

Building Department
 249 Duncan Road
 Lagrangeville, New York 12540
 Tel (845) 724-5953 Fax (845) 724-3757
 E-Mail - building2@unionvaleny.us
 C.E.O. George A. Kolb Jr.

BULK REGULATION REQUIREMENTS FOR ZONING DISTRICTS

PLEASE ALSO REFER TO THE ZONING MAP FOR YOUR DESIGNATED PARCEL ZONE

ZONE:	RD10	RA5	RA3	R1.5	R1	H	NC	TC	A
MIN. LOT AREA (ACRES)	10	5	3	1.5	1	1.5	1	2	2.5
MIN. LOT FRONTAGE (FT.)	375	275	225	175	150	100	100	200	200
MIN. LOT WIDTH @ STRUCTURE LINE (FT.)	375	275	225	175	150	150	150	200	200

MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS:									
MAXIMUM HEIGHT 35' TO MEDIAN HEIGHT OF ROOF LINE.									
FRONT:	100	100	75	50	35	40	40	80	100
SIDE:	75	50	35	35	35	25	25	50	50
REAR:	100	100	50	40	35	40	40	80	50

MINIMUM SETBACK FOR ACCESSORY BUILDINGS.									
MAXIMUM HEIGHT 20' TO MEDIAN HEIGHT OF ROOF LINE.									
ZONE:	RD10	RA5	RA3	R1.5	R1	H	NC	TC	A
FRONT:	NO CLOSER THAN PRINCIPAL STRUCTURE.								
SIDE:	35	35	25	25	25	15	15	X	X
REAR:	35	35	25	25	25	15	15	X	X