

DRAFT NOVEMBER 2022

ZONING

210 Attachment 1

Town Code of the Town of Union Vale

Chapter 210

ZONING updated November 2022

District Schedule of Area and Bulk Regulations  
Residential and Commercial Districts<sup>1</sup>

	Zoning Districts								
	RD10	RA5	RA3	R1.5	R1	H	NC	TC <sup>s</sup>	A
Minimum lot area (acres)	10	5	3	1.5	1	1.5	1	<del>2</del> (See A. Below)	2.5
Minimum lot frontage (feet)	375	275	225	175	150	100	100	<del>200</del> 75	100
Minimum lot width at building line (feet) <sup>2</sup>	375	275	225	175	150	150	150	<del>200</del> 75	200
<b>Minimum yards (feet)</b>									
<b>Minimum setbacks for principal building</b>									
Front	100	100	75	50	35	40	40	<del>80</del> 20' min 35' max	100
Side	75	50	35	35	35	25	25	<del>25</del> 50 <sup>3</sup>	50
Rear	100	100	50	40	35	40	40	80	50
<b>Minimum setbacks for parking areas and access driveways</b>									
Front <sup>4</sup>	75	60	45	30	25	25	30	<del>80</del> 15	35
Side <sup>5</sup>	50	25	20	20	20	15	15	20 <sup>3</sup>	15
Rear <sup>5</sup>	50	40	25	20	15	15	30	30	20
Maximum building height (feet)	35	35	35	35	35	35	35	35	35
Maximum building coverage (%)	5%	5%	7%	10%	12%	12%	12%	<del>50</del> 15 %	25%
Minimum open space (%)	85%	80%	75%	70%	65%	50%	40%	<del>54</del> 0%	35%
<b>Maximum Commercial Building Size Footprint</b>								<del>2,500</del> s sf <sup>6</sup>	

NOTES:

A. There is no minimum lot size required for residential lots in the TC District. There is a commercial minimum lot size of 2 acres in the TC District. The residential density is established at 1 dwelling unit per .5 acres (1 du/.5 a) not including any density bonus that may be approved.

<sup>1</sup> Standards set forth apply to permitted uses; extraordinary standards may be set forth within Article VI of this chapter for special permit uses.

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<sup>2</sup> ~~Prevails even if required lot frontage is reduced through authorization of "flag lot." Dimensional regulations contained in this chart shall not be controlling upon municipal uses on municipal property.~~

<sup>3</sup> ~~Side setback may be reduced to 0 feet to accommodate zero lot line development authorized by special use permit in accordance with unified development plan assuming adequate emergency vehicle access for shopping center, office park, light industrial park or planned mixed use development.~~

<sup>4</sup> ~~Except for curb cut and portion of connecting access driveway within required front yard, parking shall be prohibited in any front yard setback and placed to the rear or side of the principal building. Where parking is placed to the side, such lot shall meet front setback lines for parking lots. All parking on sides of principal buildings shall have appropriate landscaping and screening pursuant to §210-25 (B).~~

<sup>5</sup> ~~Side and/or rear setbacks may be reduced to 12 feet for driveway access on a single family or two-family residential premises.~~

<sup>5</sup> ~~Any residential development in the TC Zone having frontage on Route 55 will require a minimum of 15% total amount of square footage of all buildings proposed on the parcel to be devoted to commercial uses, not including any building square footage gained from a density bonus. Up to 75% of the residential development on the parcel may be completed, with certificates of occupancy, before the commercial component is completed. No further certificates of occupancy for the remaining 25% of approved dwelling units shall be issued until the commercial component of the project is completed as approved by the Planning Board.~~

<sup>6</sup> ~~The 2,500 square foot maximum commercial building footprint square footage in the TC district shall be allowed to be increased to a maximum of 4,000 square feet of building footprint only for food and grocery store uses as defined in this local law.~~

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