

Table 2: Town of Stillwater Schedule of Regulations - Draft November 28, 2016

Dimensional Standards	Traditional Zoning Districts								Transect Zones					Other Regulations
	R-R	LDR	RRD	B-1	BP	ID	R67	R67 West	T2	T3N	T3G	T4	T5	
SETBACKS														
Front	50 ft ¹	40 ft ¹	10 feet from the mean high-water mark of Saratoga Lake and 20 feet from the road on which the property abuts	30 ft	50 ft	50 ft	³	50 ft	50 ft	35 ft	35 ft	15 ft	0-10 ft or 15 ft with outdoor dining/ plaza	
Side	25 ft ¹	20 ft ¹	10 ft	10 ft	35 ft	30 ft	³	35 ft	25 ft	20 ft	10 ft non-waterfront; 15 ft waterfront	10 ft non-waterfront; 15 ft waterfront	0-5 ft	
Rear	25 ft ¹	30 ft ¹	20 ft	10 ft ²	35 ft	30 ft	³	35 ft	30 ft	30 ft	10 ft	10 ft	5 ft	
MAXIMUM BUILDING HEIGHT														
Maximum Building Height	35 ft	35 ft	30 ft	35 ft	50 ft	60 ft	³	50 ft	2-story or 35 ft	2-story or 35 ft	2-story or 35 ft	3-story or 40 ft	3-story or 40 ft	
LOT REQUIREMENTS														
Lot Size	2 acres/d.u. ¹	2 acres/d.u. without public water & sewer; 1.5 acres/d.u. with either public water or sewer; 1 acre/d.u. with both public water & sewer	21,750 sq. ft./d.u.	10,000 sq. ft.	3 acres	1 acre	³	3 acres without public water & sewer; 2 acres with either public water or sewer; 1 acre with both public water & sewer	2 acres/d.u.	1 acres/d.u. without public water & sewer; 20,000 sq. ft./d.u. with either public water or sewer; 10,000 sq. ft./d.u. with both public water & sewer	6,000 sq. ft./d.u.	6,000 sq. ft./d.u.	5,000 sq. ft.	See Viewshed protection standards in Section 210-166.S and Cluster and Conservation Subdivision in Article XX

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BULK REQUIREMENTS														
Maximum Lot Coverage	40%	40%	40%	60%	60%	60%	³	40%	40%	40%	60%	60%	75%	
Minimum Lot Width	300 ft ¹	300 feet without public water and sewer; 250 feet with either public water or sewer; 200 feet with both public water and sewer ¹	75 ft	60 ft	200 ft	200 ft	³	200 ft	300 ft (n/a for agricultural uses and roadside stands)	150 ft without public water and sewer; 125 ft with either public water or sewer; 100 ft with both public water & sewer	50 ft	50 ft	30 ft	

¹ Setback and width requirements do not apply to agricultural uses and roadside stands.
² The rear yard setback shall be 30 feet when abutting a residential district or use.
³ The bulk/area requirements for the Route 67 Overlay shall be those of the underlying district.