



TOWN OF WAPPINGER PLOT PLAN

- INSTRUCTIONS**
- (1) DRAW structure where you intend to place it.
 - (2) LABEL dimensions.
 - (3) LIST how far the structure is from house and also the setbacks from structure to your property line.

APPLICATION #: _____

BUILDING PERMIT #: _____

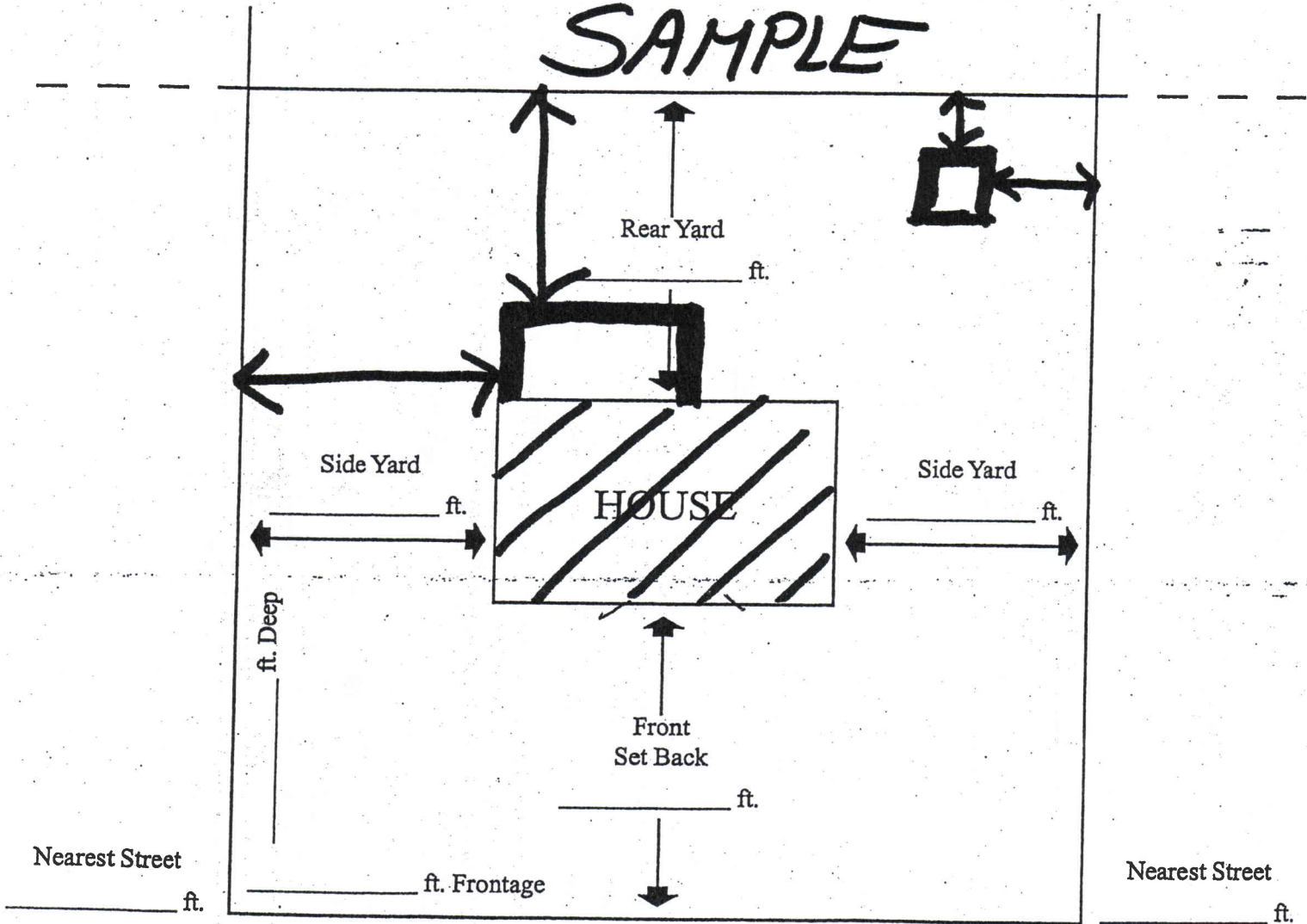
GRID #: _____

DATE: _____

OWNER OF LAND: _____

INTERIOR OR CORNER LOT: _____ ZONE: _____

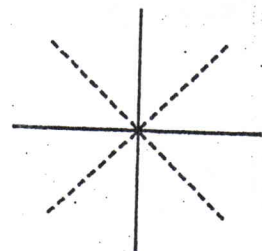
SAMPLE



INDICATE LOCATION of WELL and SEWAGE SYSTEM
and THE DISTANCE of EACH FROM HOUSE

HOUSE # and STREET: _____

Signature of Applicant: _____



Mark North Point

Schedule of Dimensional Regulations — Residential Districts

Town of Wappinger

[Amended 9-24-2001 by L.L. No. 5-2001; 4-28-2003 by L.L. No. 5-2003]

District	R-80	R-40/80 ¹	R-40	R-20/40 ¹	R-20	R-15	R-10	R-2F	RMF-3	RMF-5
Minimum lot area (square feet, unless noted)	80,000	—	40,000	—	20,000	15,000	10,000	15,000	—	—
With public water and sewer	—	40,000	—	20,000	—	—	—	—	5 acres	5 acres
With public water or sewer	—	60,000	—	30,000	—	—	—	—	15 acres	10 acres
Without public water and sewer	—	80,000	—	40,000	—	—	—	—	15 acres	10 acres
Minimum lot width (feet)	200	See Note 1	125	See Note 1	100	85	60	85	100	100
Minimum lot depth (feet)	200	See Note 1	125	See Note 1	125	100	80	100	150	150
Minimum lot frontage (feet)	50	50	50	50	50	50	50	50	50	50
Maximum density units per acre	—	—	—	—	—	—	—	—	3	5
Minimum front yard (feet) from:										
County/state highway	75	75	75	75	75	75	75	75	75	75
Center line of other street	75	75	75	75	60	60	50	60	75	75
Front lot line of other street	50	50	50	50	35	35	25	35	50	50
Minimum side yard (feet)	40	40	25	25	20	15	12	15	50	25
Accessory building <15 feet high and <200 square feet ²	10	10	10	10	10	6	6	6	10	10
Minimum rear yard (feet)	50	50	50	50	40	30	25	30	50	50
Accessory building <15 feet high and <200 square feet ²	10	10	10	10	10	10	10	10	10	10
Maximum building height (stories/feet)	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	2.5/35	3/35	3/35
Maximum lot coverage (percent)	10%	10%	12%	12%	15%	20%	25%	20%	30%	45%
Maximum floor area ratio	0.1	0.1	0.12	0.12	0.15	0.2	0.25	0.3	0.3	0.45

FRONT
SIDE
REAR

NOTES:

- The purpose of these districts is to allow the development at a higher density when public (or common) sewer and/or water supply is used. The following lot widths and yard requirements are required:
- Notwithstanding the minimum side and rear yard setbacks set forth in this schedule, the minimum side and rear yard setbacks shall be six feet for accessory buildings and sheds less than 100 square feet in area provided that, on any lot less than two acres in area, there shall not be more than two such accessory buildings within the minimum side or rear yard required for principal buildings. The minimum side and rear yard setback for any shed with electric service shall be 10 feet. See ~ 240-16.1, Shed Amnesty, for sheds constructed prior to January 1, 1997 and registered prior to December 31, 2003.

Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)
80,000	200	200	50	40	50
60,000	150	150	50	30	50
40,000	125	125	50	25	50
30,000	115	125	40	20	45
20,000	100	125	35	20	40