

Zoning Conformance Worksheet for the R-1 Residential District

Village of Cold Spring, NY Zoning Board of Appeals

Property Owner:

Date:

Address:

Tax Map #:

Measurement	Zoning Code	Unit	Existing	Proposed	Change	Notes
Main structure or House						Complete this section for the main house.
Front Yard Setback 1 minimum	25	Feet				
Front Yard Setback 2 (for corner lots) min.	25	Feet				Corner lots have 2 front yards
Rear Yard Setback minimum	20	Feet				
Side Yard Setback 1 minimum	10	Feet				
Side Yard Setback 2 (not corner lots) minimum	10	Feet				Corner lots only have 1 side yard.
Lot coverage, main structure maximum	N/A	Percent				Percent occupied by the main structure.
Stories maximum	2.5	Story				See § 134-2. Word usage and definitions
Height of the building maximum	35	Feet				

Measurement	Allowed	Unit	Existing	Proposed	Change	Notes
Accessory Building						Complete this section for sheds, garages and other structures that are not the main house.
Height of the building maximum	20	Feet				
Accessory Building Lot Coverage (area) maximum	N/A	Square Feet				
Rear Yard Setback area where building sits	N/A	Square Feet		N/A	N/A	Use allowed values for rear yard to calculate the area in square feet of the rear yard where the building sits.
Side Yard Setback area where building sits	N/A	Square Feet		N/A	N/A	Use allowed values for side yard to calculate the area in square feet of the side yard where the building sits.
Rear Yard occupied by building, maximum	30	Percent				
Side Yard occupied by building, maximum	30	Percent				
Front Yard Setback (for corner lots only), minimum	25	Feet				Corner lots have 2 front yards. Use this if the accessory building is in one of the front yards.
Rear Yard Setback, minimum	10	Feet				
Side Yard Setback 1, minimum	10	Feet				
Side Yard Setback 2 (not needed for corner lots), minimum	10	Feet				Corner lots only have 1 side yard.

Measurement	Allowed	Unit	Existing	Proposed	Change	Notes
Accessory Building						Complete this section for all buildings
Lot Area (Sq. Ft) minimum	7,500	Square Feet				The minimum allowed lot area.
Total Lot coverage, all structures, max	30	Percent				Include the main house and all accessory buildings.