

Final Draft Density and Dimension Tables October 2012

Table 1: Density Requirements		
District	Residential Density (# acres per dwelling)	Minimum Lot Size or Average Lot Size, (acres)
Ag	3.5	Variable ¹
AH-B/R	-	½ Minimum
AdH-B/R	-	½ Minimum
AH-R2	-	2 Average ²
AdH-R2	-	2 Average
BCH-R2	-	2 Average
RhoR1	-	1 Minimum
I-1	-	2 Minimum
CarsRd	-	3 Minimum

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- 1 Lot size in the Ag District is variable. The minimum lot size shall be ½ acre provided all minimum separation distances and design standards for on-site water supply and/or sewage disposal systems as established by the Columbia County Department of Health are met and provided the average lot size is at least 3.5 acres.
 - 2 Lot size in the hamlet/residential districts (AH-R2, AdH R-2 and BCH-R2) may be averaged. Use of an average lot size can result in variably sized lots provided that the average of all lots created in a subdivision is 2 acres.

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District	Lot Width at front yard setback line (feet) Min.⁴	Front Yard Setback (feet) Min.^{5 6}	Front Yard Setback (feet) Max.	Side Yard Setback, each Min. (feet)	Rear Yard Setback Min. (feet)⁷	Building Height Max. (feet)	Maximum Lot Coverage (%)
Ag⁸	50	50	-	20	60	35	25 to 50% ⁹
AH-B/R	75	20	35	10	40	40	65
AdH-B/R	75	20	35	10	40	40	65
AH-R2	50	20	35	10	40	35	60
AdH-R2	50	20	35	10	40	35	60
BCH-R2	50	20	35	10	40	35	60
RhoR1	50	20	-	20	50	35	75
I-1	200	50	-	30	100	40	60
CarsRd	125	50	-	20	60	35	25

- 3 Minimum lot width, front, side and rear setbacks do not apply to lots created as part of a conservation subdivision. Those bulk dimensions will be established at the time of subdivision.
- 4 For a multi-family dwelling, lot width is this measurement plus 2.5 feet per dwelling unit. For Flag Lots, lot width shall be a minimum of 50'. For all lots other than flag lots, the lot depth cannot be more than twice the width.
- 5 Measured from the right of way line of the street on which the building fronts. New buildings in any hamlet district will have the option of conforming to the front setback of adjacent buildings. The right-of-way shall be measured from the center of the highway, as determined from measuring from pavement edge to pavement edge.
- 6 Attached garages and carports (front-loaded and facing the street) shall be 15 feet behind the front edge of the house. Detached garages (front loaded) shall be 35 feet from the street right-of-way.
- 7 Accessory structures shall be allowed to build within the rear yard setback provided there is a minimum 10 foot setback between the structure and the property line.
- 8 For slaughterhouse, veterinarian clinic/animal hospital/animal clinic, tannery, commercial kennel, barns and stables, private barns/stable, indoor or covered training arena, greenhouse/hothouse, silo/bunk silo, and equipment sheds, there shall be a setback equal to a distance of at least 10% of the square footage of the proposed structure, plus the applicable required side and rear setbacks established in Table 2 from the property line of any existing adjacent residence. In no case shall the proposed structure be sited closer than the side and rear yard setbacks established in Table 2.
- 9 Smaller lots shall be allowed to have a higher percentage of lot coverage than larger lots. Lots ½ acre up to 1 acre in size shall be allowed to have a maximum lot coverage of 60%, lots 1 acre and larger to 2 acres shall be allowed to have a maximum lot coverage of 50%, lots 2 acres and larger to 3 acres shall be allowed to have a maximum lot coverage of 40%, and lots 3 acres or greater shall be allowed to have a maximum lot coverage of 25%.