

## Zoning Law of the Village of Dresden

### Appendix D—Schedule of Area Requirements

*Note: This schedule is for reference purposes only and the appropriate sections of Articles 4, 5, 6, and 7 should be used for full explanations of area requirements.*

Area Requirements	Zoning District			
	Village Residential (VR) <i>Article 4</i>	Village Center/ Mixed Use (VC) <i>Article 5</i>	Light Industry (LI) <i>Article 6</i>	Lakeshore (LS) <i>Article 7</i>
Lot Area, Minimum	1/4 acre or a as required by NYS Public Health Law for onsite wastewater treatment	1/4 acre or a as required by NYS Public Health Law for onsite wastewater treatment	Minimum as required by NYS Public Health Law for onsite wastewater treatment	3,000 square feet or a as required by NYS Public Health Law for onsite wastewater treatment
Lot Width, Minimum	60 feet	60 feet	none	40 feet
Lot Depth, Minimum	175 feet	175 feet	none	75 feet
Front Yard Setback, Minimum	15 feet	0 feet	25 feet from public road, 50 feet from private road	10 feet
Front Yard Setback, Maximum	25 feet	15 feet	none	none
Side Yard Setback, Minimum (primary structure)	15 feet	15 feet	25 feet	10 feet
Side Yard Setback, Minimum (accessory structure)	5 feet	15 feet	25 feet	5 feet
Side Yard Setback, Maximum (primary structure)	n/a	25 feet	none	n/a
Side Yard Setback, Maximum (accessory structure)	n/a	25 feet	none	n/a
Side Yard Setback on corner and through lots, Minimum (all structures)	n/a	0 feet	n/a	n/a
Side Yard Setback on corner and through lots, Maximum (all structures)	n/a	20 feet	n/a	n/a
Rear Setback, Minimum (primary structure)	35 feet	15 feet	35 feet	35 feet
Rear Setback, Minimum (accessory structure)	5 feet	15 feet	35 feet	5 feet
Rear Setback (from lake), on lots bounded by the lake (primary structure)	50 feet	n/a	n/a	50 feet
Rear Setback (from lake), on lots bounded by the lake (accessory structure)	50 feet	n/a	n/a	50 feet
Maximum building height	40 feet	40 feet	40 feet	40 feet
Maximum lot coverage	30%	70%	50%	50%