

**Town of Lake Pleasant Density Control Schedule Adopted June 2, 2008**  
(Area and Bulk Requirements) -

District	Density and Lot Area			Maximum Lot Coverage (in percent) <sup>4</sup>	Maximum Building Height (ft.)	Setbacks (in Feet) <sup>5</sup>		
	Lot Density <sup>1</sup>	Minimum Lot Size <sup>2/3</sup>	Minimum Width (front road/shoreline width) (ft.)			Front Road R.O.W/ Shoreline(ft.) <sup>8</sup>	Rear Yard Min. (ft.)	Side Yard Min. (ft.)
RDR-8.5	> Residential 8.5 acres per Dwelling Unit > Non-Residential - 8.5 acres per Principal Use	5 acres	100/100	10	35	25/75	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15
LDR-3.2	> Residential 3.2 acres per Dwelling Unit > Non-Residential - 3.2 acres per Principal Use	80,000 SF	100/125	15	35	25/75	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15
LR-3.2	> Residential 3.2 acres per Dwelling Unit > Non-Residential - 3.2 acres per Principal Use	40,000 SF	100/125	20	35	25/75	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15
MDR-1.3	> Residential 1.3 acres per Dwelling Unit > Non-Residential - 1.3 acres per Principal Use	40,000 SF	100	20	35	25/50	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15
MDMR-1.3	> Residential 1.3 acres per Dwelling Unit > Non-Residential - 1.3 acres per Principal Use	40,000 SF	100/100	20	35	25/50	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15
LR-1.3	> Residential 1.3 acres per Dwelling Unit > Non-Residential - 1.3 acres per Principal Use	40,000 SF	100/100	20	35	25/50	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15
LCR-1.3	> Residential 1.3 acres per Dwelling Unit > Non-Residential - 1.3 acres per Principal Use	40,000 SF	100/100	20	35	25/50	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15
BR-8.5	> Residential 8.5 acres per Dwelling Unit > Non-Residential - 8.5 acres per Principal Use	5 acres	200/200	20	35	25/75	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15
RM	> Residential 42.7 acres per Dwelling Unit > Non-Residential - 42.7 acres per Principal Use	5 acres	300/300	20	35	50/100	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15
CR-1.3	> Residential 1.3 acres per Dwelling Unit > Non-Residential - 1.3 acres per Principal Use	40,000 SF	75/75	25	35	25/50	Principal Structure - 15, Accessory Structure - 15	Principal Structure - 15, Accessory Structure - 15

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	Lot Density <sup>1</sup>	Minimum Lot Size <sup>2/3</sup>	Minimum Width (front road/shoreline width) (ft.)			Front Road R.O.W/ Shoreline(ft.) <sup>8</sup>	Rear Yard Min. (ft.)	Side Yard Min. (ft.)
HC	<u>Residential:</u> >Single-family Dwellings: 10,000 SF <sup>6</sup> >Two-family and Multi-family dwellings: 5,000 SF per unit <sup>7</sup> <u>Non-Residential Uses:</u> > 10,000 SF per Principal use with public sewer and water. > 20,000 SF per Principal use with only public water or sewer. > 40,000 SF per Principal use without both public water and sewer. <u>Mixed-Uses<sup>7</sup>:</u> > 5,000 SF per commercial use, plus 2,500 SF per upper story dwelling unit (no more than 2 upper story units permitted)	10,000 SF	50/50	>Single-family Dwellings - 25 >Two and Multi-family dwellings - 30 > Non-Residential Uses - 40 > Mixed-Uses - 60	40	25/NA	Principal and Accessory Structures: >Residential bordering Residential - 15 >Business/Non-Residential bordering Residential - 15 >Business/ Non-Residential bordering Business/Non-Residential - 5	Principal and Accessory Structures: >Residential bordering Residential - 15 >Business/Non-Residential bordering Residential - 15 >Business/ Non-Residential bordering Business/Non-Residential - 5

<sup>1</sup> To obtain the lot density, the total lot acreage shall be divided by the acreage per unit specified for each zoning district

<sup>2</sup> If no public sewer and water is available, the ultimate minimum lot size allowed must provide for adequate on-site sewer treatment and water supply

<sup>3</sup> A permit from the Adirondack Park Agency may be necessary for creating lots that are less than the Agency's minimum standards.

<sup>4</sup> Lot Coverage is defined as a measure of intensity of land use that represents the portion of a site that is impervious (i.e., does not absorb water). This portion includes but is not limited to all areas covered by buildings, parked structures, driveways, roads, sidewalks, and any area of concrete asphalt.

<sup>5</sup> Additional yard requirements may be applicable per Section 16 of Article VIII

<sup>6</sup> With public sewer and water: 10,000 SF per dwelling unit allowed. With only public water or sewer 20,000 SF per dwelling required. Without both public water and sewer: 40,000 SF per dwelling unit required

<sup>7</sup> Only permitted with public sewer and water

<sup>8</sup> All accessory structures having a floor area of less than 100 SF may be permitted within the shoreline setback requirement, but no closer than 15 ft. from the mean high water mark.