

**TOWN OF PATTERSON
SCHEDULE OF
DIMENSIONAL ZONING REQUIREMENTS**

District	Minimum Lot Size (sq. ft.)	Minimum Road Frontage (1ft)	Maximum % of Lot to be covered by Impervious Surface	Minimum Size of Yards From Principal Building, Structures or Habitable Accessory Building to Lot Lines (feet)				Height Limitations	Minimum Livable First Floor Area for Dwelling Purposes	Minimum Floor Area	Minimum Size of Yards From Any Accessory Structure or Building to Lot Lines (feet)		
				Front Yard	Side Yard	Rear Yard	Average Lot Width				Maximum Height (feet)	Front Yard	Side Yard
RPL-10	19,500	75	38	15	15	20	n/a	38	750 sq. ft.	n/a	15	¹ See Below	
R-1	43,560	100	12	35	30	50	150	38	1,000 sq.ft.	n/a	35	15	25
R-2	87,120	175	10	40	40	50	200	38	1,000 sq.ft.	n/a	40	20	25
R-4	174,240	225	10	40	40	80	250	38	1,000 sq.ft.	n/a	40	20	25
GB	30,000	100	65	15	15	25	n/a	38	n/a	900 sq.ft.	25	10	10
C-1	87,120	200	65	65	30	50	n/a	35	n/a	1,500 sq.ft.	40	20	30
I	87,120	200	65	65	30	50	n/a	35	n/a	1,500 sq.ft.	40	20	30
CR	200 acres	200	25	65	30	50	n/a	35	n/a	n/a	40	20	30
Open Space Overlay District	see §138-49.A	125	20	35	30	40	150	35	1,000 sq.ft.		35	20	30

¹ Accessory structures of 120 square feet or less in size, and with a height of less than 10 feet shall have a side yard and rear yard setback of 5 feet. Accessory structures of greater than 120 square feet, or with a height exceeding 10 feet shall have a side yard and rear yard setback of 10 feet.