

ZONING

120 Attachment 1

Town of Holland

**SCHEDULE OF AREA, LOT AND BULK REQUIREMENTS
R-A RURAL RESIDENTIAL AND AGRICULTURAL DISTRICT
[Amended 4-14-2004 by L.L. No. 1-2004; 11-14-2007 by L.L. No. 2-2007; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**

Zone District	Permitted Uses	Minimum Lot Size			Minimum Yard Requirements						Maximum Building Height		Maximum Building Coverage	Minimum Floor Area (square feet)		
					Area			Principal Building		Accessory Building						
		Front (feet)	Rear (feet)	Side				Rear (feet)	Side (feet)							
				One (feet)	Both (feet)	Stories	Feet									
R-A Rural Residential and Agriculture	One-family dwellings	5 acres	250	300	50	40	40	80	40	25	2½	35	15%	1,120 ⁴ (residential)		
	Two-family dwellings	5 acres	250	300	50	40	40	80	40	25	2½	35	35%	1,440/720 per unit		
	Religious and quasi-public uses	5 acres	250	250	75	75	40	80	40	40	2½	35	10%	—		
	Nursing homes	5 acres	300	300	100	75	50	100	50	50	1	20	5%	—		
	Farms	10 acres ³	250	300	50	100	50	100	50	50	2½	35	5%	1,120		
	Camping grounds ²	25 acres	500	750	100	300	300	600	300	300	2½	35	5%	—		
	Outdoor commercial recreation ²	25 acres	400	500	100	300	300	600	300	300	2½	35	5%	—		
	Veterinarian office or animal kennel or hospital ²	5 acres	300	200	75	75	75	150	75	150	1	20	10%	—		
	Excavation operations ²	10 acres	400	400	100	100	100	75	75	100	2½	35	—	—		
	Restricted industrial uses ²	See § 120-47 of this chapter.														
	Cluster residential development ² (one-family dwelling)	25 acres 30,000 sq. ft.	125	125	35	20	15	35	20	10	2½	35	20%	1,120		
	Planned unit development ²	100 acres	See § 120-46 of this Chapter.													
	Mobile home court ²	25 acres	See Chapter 83, Mobile Homes.													
	Multifamily dwellings ²	5 acres	250	300	50	40	40	80	40	25	2½	35	30%	720 per unit ⁴		
Electric generation wind towers ²	See § 120-49 of this chapter.															

NOTES:

R-A District driveway setback: 15 feet.

¹ Depth measured from property line.

² Permitted with special permit only. See Article VI.

³ Farms of less than 10 acres but five or more acres require a special permit.

⁴ Full basement required.