

Appendix II: Zoning Analysis Table
Ulster County Housing Strategies Report
Ulster County Housing Consortium
June 30, 2005

The following is a summary table that describes the results of the zoning analysis that was conducted for this study. As mentioned above, the zooming analysis reviewed the zoning and subdivision regulations by each municipality in the county for certain regulations that are typically present in housing-friendly communities.

Appendix Table II-1. Overview of Key Zoning-Subdivision Regulations

Town	District	Max Density in Units	Height	Accessory	Multi-Family Permitted Use	Inclusionary Zoning	Density Bonuses	Sewer
Denning	Hamlet	2/ac	35	Yes	No	No	No	No Acres
	R-1		35	No	No	No	No	
Ellenville	R-1	4/ac	35	Yes	No	No	No	573
	R-2	7/ac	35	Yes	No	No	No	
	R-3	4/ac	80	Yes	No	No	No	
	R-1A	1.3/ac	35	Yes	No	No	No	
Esopus	RF-1	1/3.5ac	35	Yes	No	No	No	
	RF2	2.5/AC	35	Yes	No	No	No	
	R40	1/AC	35	Yes	No	No	No	
	R12	1/AC	35	Yes	No	No	No	
Gardner	HR	1/5AC	35	Yes	No	No	No	
Hardenburg	all	1/2ac	35	No	No	No	No	
Hurley	A4	1/4AC	35	Yes	No	No	No	
	A2.5	1/2.5AC	35	Yes	No	No	No	
	R1	2/AC*	35	Yes	No	No	No	
	R2	4/AC*	35	Yes	No	No	No	
	NC	2/AC	35	Yes	No	No	No	
	B1	2/AC	35	Yes	No	No	No	
	H	4/AC	35	Yes	No	No	No	
	RR	4/1ac	35	Yes	No	No	No	
Kingston City	RR	5/1ac	35	Yes	No	No	No	
	R1	8/1ac	35	Yes	No	No	No	
	R2	8/1ac	35	Yes	No	No	No	
	R-3	8/1ac	35	Yes	No	No	No	
	Mixed Use	8/1ac	35	Yes	Yes	Yes	No	
	R-4	8/1ac	35	Yes	Yes	No	No	
	R-5	8/1ac	35	Yes	Yes	No	No	
	R-6	8/1ac	35	Yes	Yes	No	No	
Kingston Town	R	1/2ac	35	Yes	No	No	No	
	MU1	1/2ac	35	Yes	No	No	No	
	MU2	1/2ac	35	Yes	No	No	No	
Lloyd	A	1/ac	35	Yes	No	No	No	
	R2	2/ac	35	Yes	No	No	No	
	R1	1/ac	35	Yes	No	No	No	
	R1/2	1/2ac	35	Yes	No	No	No	
	R1/4	1/4AC	35	Yes	No	No	No	

Marble Town	A4	1/4ac	35	Yes	No	No	No
	A3	1/3ac	35	Yes	No	No	No
	A2	1/2ac	35	Yes	No	No	No
	R1	1/1ac	35	Yes	No	No	No
	R2	1/1ac	35	Yes	No	No	No
	R3	1/1ac	35	Yes	No	No	No
	SR	1/1ac	35	Yes	No	No	No
Marlborough	R	4/1ac*	35	Yes	No	No	No
	R1	1/1ac	35	Yes	No	No	Yes
	RAg1	1.1ac	35	Yes	No	No	No
New Paltz Town	A1.5	1/1.5ac	35	Yes	No	No	No
	A3	1/3ac	35	Yes	No	No	No
	R1	1/1ac	35	Yes	No	No	No
	B2	6/1ac	35	Yes	No	No	No
New Paltz Village senior senior senior	R1	8/ac	35	Yes	No	No	No
	R2	16/ac	35	Yes	No	No	No
	R3	24/ac	35	Yes	No	No	No
	B1	16/ac	35	Yes	No	No	No
	R2	3/1ac	35	Yes	No	No	No
	R3	6/ac	35	Yes	No	No	No
	B1	16/ac	35	Yes	No	No	No
	B2	8/ac	35	Yes	No	No	No
Olive	RA1	1/ac	35	Yes	No	No	Yes
	CR	1/10ac	35	No	No	No	No
	RR	1/3ac	35	No	No	No	No
	VB	1/ac	35	No	No	No	No
Plattekill	R40	1/ac	30	No	No	No	No
	R60	1/1.3ac	30	No	No	No	No
	RR60	1/1.3ac	30	No	No	No	No
	GB	1/2ac	30	No	No	No	No
Rochester	BD	1/ac	30	Yes	No	No	No
	HD	1/.5ac	35	Yes	No	No	No
	A	1/1ac	35	Yes	No	No	No
	R1	1/1ac	35	Yes	No	No	No
	R2	1/1ac	35	Yes	No	No	No
Rosendale	B	1/1ac	35	Yes	No	No	No
	A	1/1.5AC	35	Yes	No	No	No
	R1	1/.5AC	35	Yes	No	No	No
	R2	3/AC	35	Yes	No	No	No
	R3	5/AC	35	Yes	No	No	No
	B1	8/AC	40	Yes	No	No	No
Saugerties Village	B2	4/AC	40	Yes	No	No	No
	A	1/AC	35	Yes	No	No	No
	R1	5/AC	30	Yes	No	No	No
	R2	7/AC	35	Yes	No	No	No

Density Bonus of
100 percent for
senior affordable
housing

Assumes Water
and Sewer

Saugerties Town	R3	12/ac	40	Yes	No	No	No	Assumes water and sewer
	B1	8/ac	80	Yes	No	No	No	
	B2	4/ac	35	Yes	No	No	No	
	R1	1/2AC	35	Yes	No	No	No	
	R2	1/1ac	35	Yes	No	No	No	
Shandanken	R3	4/ac	35	Yes	No	No	No	Assumes water and sewer
	RH	4/ac	35	Yes	No	No		
	GB	4/ac	35	Yes	No	No		
	HB	1/1ac	35	Yes	No	No		
	R5	1/5AC	35	Yes	No	No		
	R3	1/3ac	35	Yes	No	No		
Shawangunk	R1.5	1/1.75ac	35	Yes	No	No		Assumes water and sewer
	HR	2/ac	35	Yes	No	No		
	HC	2/ac	35	Yes	No	No		
	HB	1/1.5	35	Yes	No	No		
	CLI	1/2ac	35	Yes	No	No		
	R1	4/AC	35	Yes	No	Incentive zoning	No	
Ulster	R2	1/AC	35	Yes	No	No	No	Assumes water and sewer
	R2	1/2AC	35	Yes	No	No	No	
	R3	1/2AC	35	Yes	No	No	No	
	R4	1/2AC	35	Yes	No	No	No	
	SB	8/AC	35	Yes	No	No	No	
	R60	1/1.5AC	35	Yes	No	No	No	
Warwarsing	R30	1/1.75AC	35	Yes	No	No	No	Assumes water and sewer
	R10	4/AC	35	Yes	No	No	Y for senior	
	LC	4/AC	35	Yes	No	No	No	
	HC	4/AC	60	Yes	No	No	No	
	RC	4/AC	60	Yes	No	No	No	
	OM	4/AC	75	Yes	No	No	No	
Woodstock	RC5	1/6AC	50	Yes	No	No	No	Assumes water and sewer
	RC3	1/3AC	50	Yes	No	No	No	
	R/R/MH	1/1AC	35	Yes	No	No	No	
	RS	2/1AC	25	Yes	No	No	No	
	R/V	2.5/1AC	25	Yes	No	No	Y for senior	
Woodstock	BR	2.5/1AC	25	Yes	No	No	No	Assumes water and sewer
	BH	2.5/1AC	25	Yes	No	No	No	
	R8	1/8AC	35	Yes	No	No	No	

R5	1/5AC	35	Yes	No	No	No
R3	1/3AC	35	Yes	No	No	No
R1.5	3/AC	35	Yes	No	No	No
HR	4/AC	35	Yes	No	No	No
HC	4/AC	35	Yes	No	No	No
NC	1.75/AC	35	Yes	No	No	No