

TOWN OF HOLDEN DEPARTMENT REFERENCE MANUAL

Table 2. AREA REGULATIONS
(No. refer to attached notes)

District	Use	Minimum Required Lots	Lot Width (ft.)	Lot Frontage (ft.)	Yards		
		Area (sq. ft.)			Front (ft.)	Side (ft.)	Rear (ft.)
R-40	Any permitted structure or principal use	40,000	100	100	40	25*	20
R-1	Any permitted structure or principal use	40,000	100	100	30	15*	20
R-2	Any permitted structure or principal use	30,000	100	100	30	15*	20
R-10	One family dwelling	10,000	80	64	30	10*	20
	Two family dwelling	15,000	100	80	30	20*	20
	Three family dwelling	20,000	100	80	30	20*	20
	Four family dwelling	25,000	100	80	30	20*	20
	All other permitted structures or principal use	20,000 plus 5,000 for each unit more than three	100	80	30	20	20
	Accessory Structures	See applicable principal unit area, width, frontage and yard requirements above					
R-M	Any permitted structure or principal use	10,000 plus 5,000 for each unit more than two	100	80	30	15	20
C	Hotel and Motel	10,000 plus 2,000 per unit	150	120	30	15	30
	Any other permitted structure or principal use	10,000	80	64	30	15	15
BO-P	Any permitted structure or principal use	10,000 plus 3,500 for each residential unit more than two	80	64	30	15	15
I	Any permitted structure or principal use	30,000	200	150	30	25	40
I-Q	Any permitted structure or principal use associated with Quarrying	30,000	150	150	30	25	40
	Single family residential dwelling	60,000	125	125	40	20	30

*Seven (7) feet side yard setback applies to accessory structures, under one hundred and twenty-five (125) square feet in area, not more than ten (10) feet in height, measured to the ridge of the roof, placed on stone bed, concrete block on grade, or pier foundations.