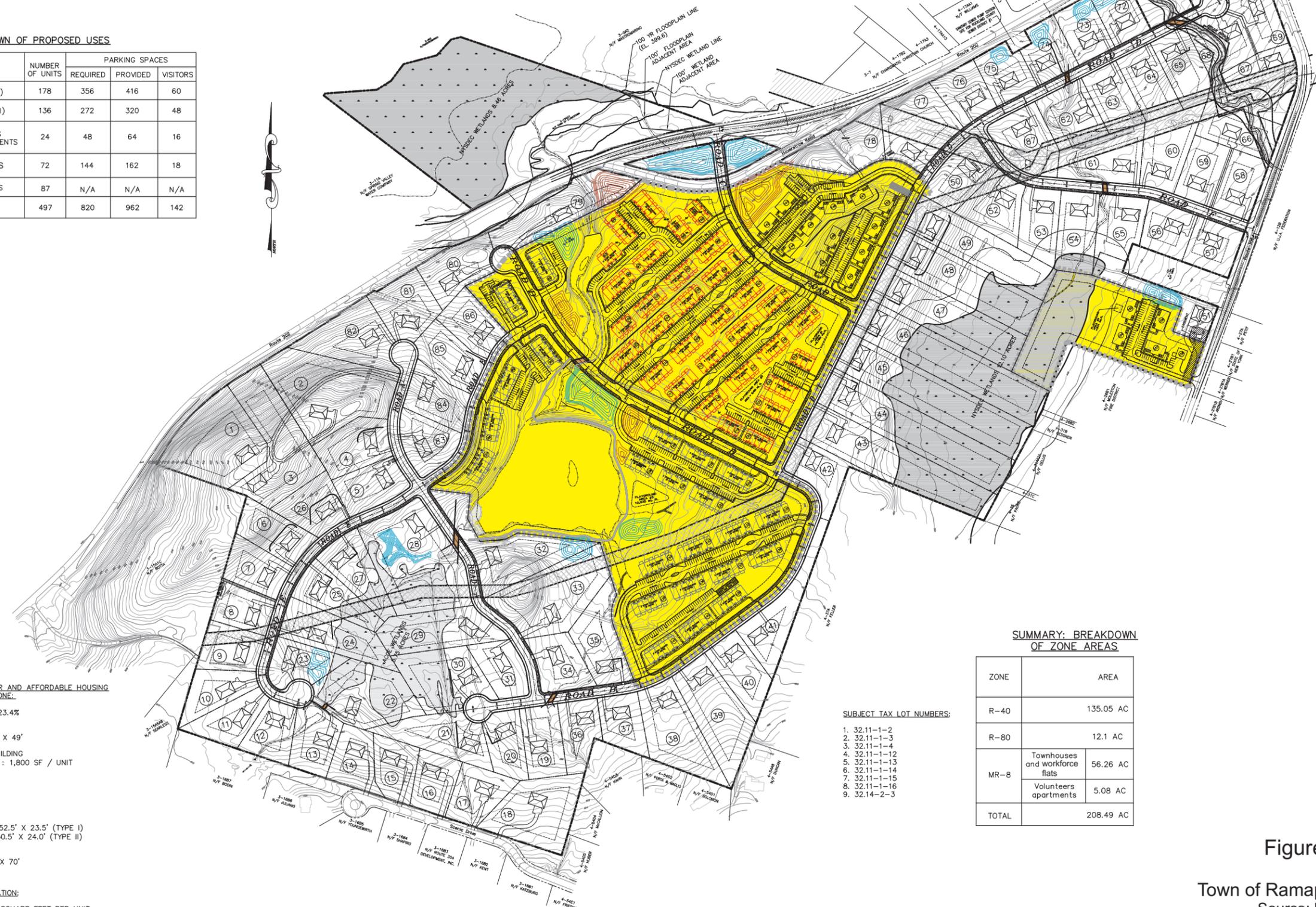


TOWN OF RAMAPO
TABLE OF BULK REQUIREMENTS
§ 376-41

ZONE	USE GROUP	MINIMUM LOT AREA	LOT WIDTH (FT)	FRONT SETBACK (FT)	FRONT YARD (FT)	SIDE SETBACK (FT)	TOTAL SIDE SETBACK (FT)	SIDE YARD (FT)	REAR SETBACK (FT)	REAR YARD (FT)	STREET FRONTAGE (FT)	MAXIMUM HEIGHT (FT)	DEVELOPMENT COVERAGE (%)	FLOOR AREA RATIO (FAR)	MINIMUM BUILDING SEPARATION (measured deck to deck)	DENSITY
R-40	m	40,000 SF	160	50	50	25	70	10	50	10	100	35	40	0.40	N/A	N/A
MR-8	X.4	4 AC	150	35	35	35	70	20	35	20	150	40	65	0.75	30 feet	No more than 8 dwelling units per acre.
RR-80	e1	80,000 SF	200	50	50	30	100	10	50	10	150	35	20	0.40	N/A	N/A

SUMMARY : BREAKDOWN OF PROPOSED USES

USE	NUMBER OF UNITS	PARKING SPACES		
		REQUIRED	PROVIDED	VISITORS
1 TOWNHOUSES (TYPE I)	178	356	416	60
1 TOWNHOUSES (TYPE II)	136	272	320	48
2 EMERGENCY SERVICES VOLUNTEERS APARTMENTS	24	48	64	16
3 WORKFORCE FLATS	72	144	162	18
4 SINGLE FAMILY HOMES	87	N/A	N/A	N/A
TOTAL	497	820	962	142



PERCENTAGE OF VOLUNTEER AND AFFORDABLE HOUSING WITHIN PROPOSED MR-8 ZONE:

$[(24+72)/410] \times 100\% = 23.4\%$

WORKFORCE FLATS:
BUILDING DIMENSIONS : 85' X 49'
2 UNITS PER 1 STORY
6 UNITS PER 3 STORIES BUILDING
AVERAGE NET FLOOR AREA : 1,800 SF / UNIT

VOLUNTEERS APARTMENTS:
4 BUILDINGS
6 UNITS PER BUILDING
24 UNITS TOTAL

TOWNHOUSE DATA:
TOWNHOUSE DIMENSIONS : 52.5' X 23.5' (TYPE I)
50.5' X 24.0' (TYPE II)

SINGLE FAMILY HOMES:
TYPICAL DIMENSIONS : 50' X 70'

RECREATION AREA CALCULATION:

REQUIRED: MINIMUM OF 35 SQUARE FEET PER UNIT.
PROVIDED: PLAYGROUNDS AREA/410 UNITS = (5,789 sq.ft. + 9,420 sq.ft. + 10,035 sq.ft. + 841 sq.ft.)/410 units = 63.6 sq.ft.

SUMMARY: BREAKDOWN OF ZONE AREAS

ZONE	AREA
R-40	135.05 AC
R-80	12.1 AC
MR-8	Townhouses and workforce flats: 56.26 AC Volunteers apartments: 5.08 AC
TOTAL	208.49 AC

SUBJECT TAX LOT NUMBERS:

- 32.11-1-2
- 32.11-1-3
- 32.11-1-4
- 32.11-1-12
- 32.11-1-13
- 32.11-1-14
- 32.11-1-15
- 32.11-1-16
- 32.14-2-3

LEGEND

- COLUMBIA GAS EASEMENT
- ORANGE & ROCKLAND UTILITIES EASEMENT
- DRAINAGE EASEMENT
- PROPOSED MR-8 ZONE
- TOWNHOUSE TYPE I
- TOWNHOUSE TYPE II
- PUBLIC ROADS
- PRIVATE DRIVEWAYS
- PROPOSED ZONING CHANGE
- RECHARGE BASINS
- DETENTION BASINS
- STREAM CROSSING

Figure 2: Proposed Layout Plan
Patrick Farm
Town of Ramapo, Rockland County, New York
Source: Leonard Jackson Associates, 3/11/09
Scale: 1" = 450'