

ZONING

147 Attachment 1

Town of Liberty

Schedule of District Regulations

[Amended 10-12-1994 by L.L. No. 1-1994; 5-12-1997 by L.L. No. 2-1997; 8-11-1997 by L.L. No. 5-1997; 2-13-2001 by L.L. No. 2-2001; 6-28-2001 by L.L. No. 5-2001; 5-21-2007 by L.L. No. 6-2007; 5-21-2007 by L.L. No. 7-2007; 3-21-2011 by L.L. No. 1-2011; 8-5-2013 by L.L. No. 1-2013; 12-16-2013 by L.L. No. 5-2013]

Hierarchy of District Intent					
District Name and Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	Section
AC-Agricultural/Conservation: This district is intended to encourage preservation of agricultural land and open space. Minimize residential development through protection of sensitive natural areas, viable farmlands and water resources. Ensuring these resources protect the rural character of the town and are used in ways which adapt to those limitations and do not threaten the health and safety of adjacent neighbors.	Dairy, livestock and poultry farming, the raising of crops, vineyards and orchards Nurseries and tree terms Greenhouses Wildlife preserves Single-family detached dwellings	Farm equipment sales and operations Commercial stables and riding academies Cemeteries Animal hospitals Hunting and fishing camps Farm and garden stores and feed and fertilizer businesses Auction barns Single-family conservation developments Single-family manufactured homes Bed-and-breakfast/inns Sawmills and other wood product industries Essential services Shooting ranges Electronic reception devices Agri-business Agri-tourism	Signs Parking areas Home occupations Carports and private garages Swimming pools Other accessory uses customary to principal permitted and special uses Gardens Farm stands Storage and machinery sheds, barns and coops Silos and grain bins	Minimums: (per individual use with or without a single-family dwelling) Lot size: 10 acres Lot width and depth: 200 feet Front yard: 50 feet Side yard: 50 feet Rear yard: 50 feet Open space: 50% Maximums: Building height: 50 feet Building coverage: 20% Conservation subdivision: Minimum open space: 50% of original lot Minimum lot size: 2 acres Setbacks/dimensions: same minimums as above	

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RD-Rural Development: The purpose of this district is to provide a transition area between the AC and R-1 districts while complementing the agricultural lands and open space as well as providing low-density single-family dwellings that maintain the rural character of the town.	The raising of crops, vineyards and orchards Nurseries and tree farms Greenhouses Wildlife preserves Single-family detached dwellings	Animal hospitals Auction barns Cemeteries Commercial stables and riding academies Day-care and nursery schools Essential services Farm and garden, feed and fertilize stores Hunting and fishing camps Dairy, livestock and poultry farming Farm equipment sales and service operations Golf courses and ski areas Summer camps Recreational vehicle parks and campgrounds Restaurants and taverns Sawmills and other wood product industries Single-family conservation developments Bed-and-breakfast/inns Hotels and motels Home occupations Electronic reception devices Agri-business Agri-tourism	Signs Parking areas Home occupations Gardens Carports and private garages Swimming pools Other accessory uses customary to principal permitted and special uses Farm stands Storage and machinery sheds, barns and coops Silos and grain bins	Minimums: (per individual use with or without a single-family dwelling) Lot size: 3 acres Lot width and depth: 200 feet Front yard: 50 feet Side yard: 25 feet Rear yard: 25 feet Open space: 30% Maximums: Building height: 35 feet Building coverage: 15% Conservation subdivision: Minimum open space: 50% of original lot Minimum lot size: 60,000 square feet Setbacks/dimensions: same minimums as above	

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R-1-Low-density residential: The purpose of the R-1 residential district is to provide areas adjacent to the village with neighborhoods of single-family and two-family dwellings of low to moderate density.	Single-family detached dwellings Two-family dwellings	Dog parks Essential services Single-/two-family conservation developments Bed-and-breakfasts Public parks and playgrounds Cemeteries	Signs Parking areas Home occupations Gardens Carports and private garages Swimming pools Other accessory uses customary to principal permitted and special uses Private garages, tool house and play houses	Minimums: (per dwelling unit) Lot area: 10,000 square feet Off-site sewer and water: 10,000 square feet Off-site sewer only: 30,000 square feet On site sewer and water: 1 acre Other uses: 1 acre Lot width: 100 feet Lot depth: 100 feet Front yard: 25 feet Side yard: 15 feet Rear yard: 30 feet Floor area/dwelling unit: 1,000 square feet Maximums: Building coverage: 20% Building height: 35 feet Building height 2.5 stories	
R-2-High-density residential: The purpose of this district is to provide areas adjacent to the village for higher density neighborhoods of single-family, two-family and multifamily dwellings.	Single-family detached dwellings Two-family dwellings	Dog parks Multifamily dwellings Essential services Public parks and playgrounds Bed-and-breakfast Public schools	Other accessory uses customary to principal permitted and special uses Home occupations Signs Private garages, tool houses, and play houses Gardens	Minimums: (per individual use) Lot area: 7,000 square feet Lot width: 60 feet Lot depth: 100 feet Front yard: 25 feet Side yard: 8 feet Side yards combined: 20 feet Rear yard: 30 feet Floor area/dwelling unit: 800 square feet Maximums: Building coverage: 20% Building height: 35 feet Building height 2.5 stories	

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DCC-Downtown commercial core: This district is intended to provide for the development of a traditional historic hamlet, urban cores and community centers, with both commercial and residential uses within this area.	<ul style="list-style-type: none"> <li>Bed-and-breakfast</li> <li>Business and professional offices</li> <li>Personal service shops</li> <li>Public buildings</li> <li>Storefront retail (&lt;2,000 square feet)</li> </ul>	<ul style="list-style-type: none"> <li>Eating and drinking places</li> <li>Essential services</li> <li>Funeral homes</li> <li>Laundry and dry cleaning</li> <li>Establishments</li> <li>Retail and services establishments not exceeding 2,000 square feet*</li> <li>Owner-occupied upper story dwellings</li> <li>Printing occupations of less than 2,500 square feet</li> <li>Theaters</li> <li>Places of worship</li> </ul>	<ul style="list-style-type: none"> <li>Other accessory uses customary to principal permitted and special uses</li> <li>Signs</li> <li>Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>Minimums:</li> <li>Lot area: 4,000 square feet</li> <li>Lot width: 50 feet</li> <li>Lot depth: 80 feet</li> <li>Front yard: 20 feet</li> <li>Side yard: As determined by applicable building code</li> <li>Rear yard: 30 feet</li> <li>Floor area/dwelling unit: 800 square feet</li> <li>Building height: 44 feet</li> </ul>	
SC-Service commercial: This district is intended to provide areas within the Town for the development of commercial businesses and enterprises that serve the service needs of Liberty residents as well as the traveling public.	<ul style="list-style-type: none"> <li>Personal service shops less than 5,000 square feet</li> <li>Business and professional offices less than 5,000 square feet</li> </ul>	<ul style="list-style-type: none"> <li>Animal hospitals</li> <li>Auction barns</li> <li>Cemeteries</li> <li>Indoor amusement parks such as bowling alleys, theaters and similar uses</li> <li>Other retail and service establishments involving less than 5,000 square feet in floor area</li> <li>Day-care and nursery schools</li> <li>Health institutions</li> <li>Hotels and motels</li> <li>Manufactured home sales</li> <li>Places of worship</li> <li>Tennis, racquetball, basketball or similar sporting activities</li> <li>Convenience retail establishments less than 5,000 square feet</li> <li>Vehicle and equipment sales and service</li> <li>Manufacturing or industrial enterprises conducted under one roof involving less than 10 employees and less than 5,000 square feet of gross floor area</li> <li>Automobile service stations</li> <li>Electronic reception devices</li> </ul>	<ul style="list-style-type: none"> <li>Signs</li> <li>Parking areas</li> <li>Gardens</li> <li>Carports and private garages</li> <li>Swimming pools</li> <li>Other accessory uses customary to principal permitted and special uses</li> <li>Nurseries</li> </ul>	<ul style="list-style-type: none"> <li>Minimum lot size: 10,000 square feet</li> <li>Minimum lot width and depth: 80 feet</li> <li>Minimum yards:</li> <li>Front: 20 feet</li> <li>Side: 10 feet</li> <li>Rear: 10 feet</li> <li>Maximum building height: 60 feet</li> <li>Maximum building coverage: 75%</li> </ul>	

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IC-Industrial commercial: This district is intended to provide areas within the Town for the development of job-producing business and industrial uses where such enterprises can be assured that their activities will not be in conflict with residential uses. Development of this zone should reflect the rural quality of the Town and should follow design guidelines to ensure buildings are compatible.	Businesses and professional offices Wholesale and warehouse businesses Building supply businesses Research, design and development laboratories Indoor agriculture	Dry cleaning and laundry plants Manufacturing, assembling, converting, alluring, finishing, cleaning or any other processing, handling or storage of materials Printing businesses Retail establishments Vehicle equipment sales and service Waste manufacturing facility Electronic reception devices Mixed-use wholesale/retail Mixed-use manufacturing/retail Convenience retail establishments less than 5,000 square feet Essential services Lumber yards Automotive body shops	Signs Parking areas Carports and private garages Swimming pools Other accessory uses customary to principal permitted and special uses	Minimum lot size: 1 acre Minimum lot width and depth: 150 feet Minimum yards: Front: 50 feet Side: 30 feet Rear: 50 feet Maximum building height: 44 feet Maximum building coverage: 75%	
PUD: Planned unit development: This district is intended to provide landowners with the flexibility to develop functionally integrated communities of a residential or resort nature using innovative techniques and open space design principles which assure the maximum protection of quality open space while achieving density no less than permitted using conventional subdivision procedures and protecting public health and safety.		See § 147-23 of the Town of Liberty Zoning Law.		In accordance with the standards identified in § 147-23 of the Town of Liberty Zoning Code	
FP floodplain This is an "overlay" district defined by and subject to the requirements of the Town of Liberty Floodplain Law.	Same as district which this overlays, except as modified by Floodplain Law	Same as district which this overlays, except as modified by Floodplain Law	Same as district which this overlays, except as modified by Floodplain Law	Same as district which this overlays, except as modified by Floodplain Law	

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RH-Resort Hotel: This district is intended to provide areas within the Town for the normal development and expansion of resort hotel facilities along with related recreational enterprises, which facilities are typically characterized by a variety of building types, activities and densities of a substantially different nature from the surrounding area, including a mixture of recreational, commercial and residential uses.	Hotels and motels Restaurants and taverns Tennis, racquetball, basketball and similar sporting facilities Single-family and two-family dwellings, not including mobile homes Boarding or tourist homes	Ski areas Recreational vehicle parks and campgrounds Commercial stables and riding academies Golf courses Other commercial recreational facilities Summer camps Multiple dwellings, cooperative housing and time-shared development Single-family cluster development Convenience retail establishments Shooting ranges Mobile homes for single-family use, but not including mobile home parks	Signs Parking areas Home occupations Gardens Carports and private garages Swimming pools Private stables Electronic reception devices Other accessory uses customary to principal permitted and special uses Nurseries	Minimum lot size: Single-family dwellings with either off-site sewer only or both off-site sewer and water: 20,000 square feet With off-site water only: 30,000 square feet With on-site sewer and water: 1 acre Other uses: 3 acres Minimum lot width and depth: 150 feet Minimum yards: Front: 50 feet Side: 50 feet Rear: 50 feet Maximum building height: 60 feet Maximum building coverage: 20%	