

**Hierarchy of District Intent** →

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS	SECT.
<p>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.</p>	<p>Single family detached dwellings Two family dwellings</p>	<p>Dog Parks Essential Services Single/two family conservation developments Bed and breakfast Public Parks and Playgrounds</p>	<p>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</p>	<p><b>Minimums:</b> (Per dwelling unit) Lot area: 10,000 sqft Off-site sewer &amp; water: 10,000 sqft Off-site sewer only: 30,000 sqft On site sewer &amp; water: 1 acre Other uses: 1 acre Lot width: 100ft Lot depth: 100 ft Front yard: 25 ft Side yard: 15 ft Rear yard: 30 ft Floor area/dwelling unit: 1,000 sqft <b>Maximums:</b> Building coverage: 20% Building Height: 35 ft Building height 2.5 stories</p>	

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<b>R-2 -High density residential:</b> The purpose of this district is to provide areas adjacent to the village for higher density neighborhoods of single-family, two-family and multi-family dwellings.	Single family detached dwellings Two-family dwellings	Dog Parks Multi family dwellings Essential Services Public Parks and Playgrounds Bed and breakfasts Public Schools	Other accessory uses customary to principal permitted and special uses Home occupations Signs Private Garages, tool houses, and play houses Gardens	<b>Minimums:</b> (Per individual use) Lot area: 7,000 sqft Lot width: 60ft Lot depth: 100 ft Front yard: 25 ft Side yard: 8 ft Side yards combined: 20 ft Rear yard: 30 ft Floor area/dwelling unit: 800 sqft <b>Maximums:</b> Building coverage: 20% Building Height: 35 ft Building height 2.5 stories	

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<p>RD-Rural Development: The purpose of this district is to provide a transition area between the AC &amp; 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.</p>	<p>The raising of crops, vineyards and orchards. Nurseries and tree farms. Greenhouses Wildlife preserves. Single family detached dwellings</p>	<p>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</p>	<p>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</p>	<p>Minimums: (Per Individual use with or without a single family dwelling) Lot Size: 3 acres Lot width and depth: 200ft 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 sqft. Setbacks/dimensions: same minimums as above</p>	

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<p>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 those 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.</p>	<p>Dairy, livestock and poultry farming, the raising of crops, vineyards and orchards. Nurseries and tree farms. Greenhouses Wildlife preserves. Single family detached dwellings</p>	<p>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</p>	<p>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</p>	<p>Minimums: (Per individual use with or without a single family dwelling) Lot Size: 10 acres Lot width and depth: 200ft 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: 3 acres Minimum open space: 50% Package Plants: 2 acres: Min. Open Space 60% 1 acre Min. Open Space 75% &lt; 1 acre Min. Open Space 85% *Standards regulated by the department of health</p>	

TOWN OF LIBERTY PROPOSED LAND USE

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DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS	SECT.
<p>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 a traveling public.</p>	<p>Personal service shops less than 5,000 sqft Business and Professional Offices less than 5,000 sqft</p>	<p>Animal Hospitals Auction Bains Cemeteries Indoor amusement parks such as bowling alleys, theaters and similar uses Other retail and service establishments involving less than 5,000 sqft in floor area Daycare and Nursery Schools Health Institutions Hotels and Motels Manufactured home sales Places of Worship Tennis, racquetball, basketball or similar sporting activities Convenience retail establishments less than 5,000 sqft Vehicle and equipment sales and service Manufacturing or industrial enterprises conducted under one roof involving less than 10 employees and less than 5,000 sqft of gross floor area Automobile service stations Electronic Reception Devices</p>	<p>Signs Parking Areas Gardens Carports and Private Garages Swimming Pools Other accessory uses customary to principal permitted and special uses Nurseries</p>	<p>Minimum lot size: 10,000 sqft Minimum lot width and depth: 80ft Minimum yards: Front: 20 ft Side: 10 ft Rear: 10 ft Max. building height: 60 ft Max. building coverage: 75%</p>	

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<p>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.</p>	<p>Businesses and professional offices Wholesale and warehouse businesses Building supply businesses Research, design and development laboratories Indoor agriculture</p>	<p>Dry cleaning and laundry plants Manufacturing, assembling, converting, altering, 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 manu/retail Convenience retail establishments less than 5,000 sqft Essential Services Lumber yards Automotive Body Shops</p>	<p>Signs Parking Areas Carports and Private Garages Swimming Pools Other accessory uses customary to principal permitted and special uses</p>	<p>Minimum lot size: 1 acre Minimum lot width and depth: 150ft Minimum yards: Front: 50 ft Side: 30 ft Rear: 50 ft Max. building height: 44 ft Max. building coverage: 75%</p>	

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<p>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.</p>	<p>Beds and breakfasts Business and Professional Offices Personal service shops Public Buildings Storefront retail (&lt; 2,000 sqft)</p>	<p>Eating and drinking places Essential Services Funeral Homes Laundry And Dry Cleaning Establishments Retail and service establishments not exceeding 2,000 sqft * Owner occupied upper story dwellings Printing occupations of less than 2,500 sqft Theaters Places of Worship</p>	<p>Other accessory uses customary to principal permitted and special uses Signs Home Occupations</p>	<p>Minimums: Lot area: 4,000 sqft Lot width: 50ft Lot depth: 80 ft Front yard: 20 ft Side yard: As determined by applicable building code Rear yard: 30 ft Floor area/dwelling unit: 800 sqft Building Height: 44 ft</p>	

Schedule of District Regulations RH District				
District Name and Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
<p>RH Resort Hotel Area.</p> <p>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.</p>	<p>Hotels and motels.</p> <p>Restaurants and taverns.</p> <p>Tennis, racquetball, basketball and similar sporting facilities.</p> <p>Single-family and two-family dwellings, not including mobile homes.</p> <p>Boarding or tourist homes.</p>	<p>Ski areas.</p> <p>Recreational vehicle parks and campgrounds.</p> <p>Commercial stables and riding academies.</p> <p>Golf courses.</p> <p>Other commercial recreational facilities.</p> <p>Summer camps.</p> <p>Multiple dwellings, cooperative housing and time-shared development.</p> <p>Single-family cluster development.</p> <p>Convenience retail establishments.</p> <p>Shooting ranges.</p> <p>Mobile homes for single-family use, but not including mobile home parks.</p>	<p>Signs.</p> <p>Parking areas.</p> <p>Home occupations.</p> <p>Gardens.</p> <p>Carports and private garages.</p> <p>Swimming pools.</p> <p>Private stables.</p> <p>Electronic reception devices.</p> <p>Other accessory uses customary to principal permitted and special uses.</p> <p>Nurseries.</p>	<p>Minimum lot size:</p> <p>Single-family dwellings with either off-site sewer only or both off-site sewer and water: 20,000 square feet</p> <p>With off-site water only: 30,00 square feet</p> <p>With on-site sewer and water: 1 acre</p> <p>Other uses: 3 acres</p> <p>Minimum lot width and depth: 150 feet</p> <p>Minimum yards -</p> <p>Front: 50 feet</p> <p>Side: 50 feet</p> <p>Rear: 50 feet</p> <p>Maximum building height: 60 feet</p> <p>Maximum building coverage: 20%</p>

**Schedule of District Regulations PUD District**

District Name and Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
<p>PUD Planned Unit Development</p> <p>This is a "floating district" intended to provide landowners who wish to develop functionally integrated communities or complexes with the flexibility to do so provided sufficient open space will be preserved and the development is designed with safeguards to protect the public health, safety and welfare.</p>	<p>All special uses.</p>	<p>Multiple dwellings (not including bungalow colonies).                      Funeral homes.                      Places of worship.                      Public buildings and semi-public uses.                      Single-family cluster development.                      Cemeteries.                      Nurseries and tree farms.                      Vineyards, orchards or raising of crops.                      Essential services.                      Ski areas.                      Recreational vehicle parks and campgrounds.                      Commercial stables and riding academies.                      Golf courses.                      Other commercial recreational facilities.                      Summer camps.                      Convenience retail establishments.</p>	<p>Signs.                      Parking areas.                      House occupations.                      Gardens.                      Carports and private garages.                      Swimming pools.                      Electronic reception devices.                      Other accessory uses customary to principal permitted and special uses.</p>	<p>Maximum Density:                      Two (2) dwelling units or equivalent dwelling units per acre (See Section 84-23 for additional standards)                      Maximum building height: 60 feet                      Maximum building coverage: 10%</p>

**Schedule of District Regulations Floodplain District**

District Name and Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
<p>FP Floodplain</p> <p>This is an "overlay" district defined by and subject to the requirements of the Town of Liberty Floodplain Law.</p>	<p>Same as district which this overlays, except as modified by Floodplain Law.</p>	<p>Same as district which this overlays, except as modified by Floodplain Law.</p>	<p>Same as district which this overlays, except as modified by Floodplain Law.</p>	<p>Same as district which this overlays, except as modified by Floodplain Law.</p>