

## RD - RURAL DEVELOPMENT

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>RD-Rural Development</b></p> <p>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.</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 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><b>Minimums:</b> (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%</p> <p><b>Maximums:</b> 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</p>

## RD2 RURAL DEVELOPMENT 2 DISTRICT

### Hierarchy of District Intent

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>RD2 Rural Development 2 District</b>            The purpose of this district is to provide for the establishment of new camps or additions to existing camps in a manner that is compatible with neighboring land uses and with the orderly development in the Town. The regulations of this district shall apply in addition to those of the underlying district(s)</p>	<p>Uses permitted in the underlying zoning district(s)</p>	<p>Special Uses permitted in the underlying zoning district(s) and Camps and additions to existing camps</p>	<p>Accessory Uses permitted in the underlying zoning district(s), except as to Camps there may be those features set forth in the definition of "Camp" set forth in §147-4 as approved by the planning Board</p>	<p>Those development standards permitted in the underlying zoning district(s), except as to Camps, which shall be:</p> <p><b>Minimums:</b>            Lot size: 25 acres (contiguous)            Lot width and depth: 200 feet  <b>Setbacks:</b> Greenspace buffer:            New camps 150' from side and rear property lines, 75' front setback; expansion of nonconforming camps in accordance with §147-32 C.  <b>Individual setbacks:</b>            25' between buildings            Open space: 50%  <b>Maximums:</b>            Building height: 35'            Building coverage: 15%            Lot coverage: 35%</p>

## R-1- LOW DENSITY RESIDENTIAL

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>R-1 – Low Density Residential</b></p> <p>The purpose of this 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 <b>Single-/two-family conservation developments</b> Bed-and-breakfasts Public parks and playgrounds Cemeteries</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 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 <b>Maximums:</b> Building coverage: 20% Building height: 35 feet Building height 2.5 stories</p>

## R-2 - HIGH DENSITY RESIDENTIAL

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>R-2 – High Density Residential</b></p> <p>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.</p>	<p>Single-family detached dwellings Two-family dwellings</p>	<p>Dog parks Multifamily dwellings Essential services Public parks and playgrounds Bed-and-breakfast Public schools</p>	<p>Other accessory uses customary to principal permitted and special uses Home occupations Signs Private garages, tool houses, and play houses Gardens</p>	<p><b>Minimums:</b> (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 <b>Maximums:</b> Building coverage: 20% Building height: 35 feet Building height 2.5 stories</p>

## AC - AGRICULTURAL CONSERVATION

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>AC – Agricultural Conservation</b></p> <p>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.</p>	<p>Dairy, livestock and poultry farming, the raising of crops, vineyards and orchards Nurseries and tree farms Greenhouses Wild 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><b>Minimums:</b> (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% <b>Maximums:</b> 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</p>

## SC - SERVICE COMMERCIAL

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>SC – Service Commercial</b></p> <p>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.</p>	<p>Personal service shops less than 5,000 square feet</p> <p>Business and professional offices less than 5,000 square feet</p>	<p>Animal hospitals</p> <p>Auction barns</p> <p>Cemeteries</p> <p>Indoor amusement parks such as bowling alleys, theaters and similar uses</p> <p>Other retail and service establishments involving less than 5,000 square feet in floor area</p> <p>Day-care and nursery schools</p> <p>Health institutions</p> <p>Hotels and motels</p> <p>Manufactured home sales</p> <p>Places of worship</p> <p>Tennis, racquetball, basketball or similar sporting activities</p> <p>Convenience retail establishments less than 5,000 square feet</p> <p>Vehicle and equipment sales and service</p> <p>Manufacturing or industrial enterprises conducted under one roof involving less than 10 employees and less than 5,000 square feet of gross floor area</p> <p>Automobile service stations</p> <p>Electronic reception Devices</p>	<p>Signs</p> <p>Parking areas</p> <p>Gardens</p> <p>Carports and private garages</p> <p>Swimming pools</p> <p>Other accessory uses customary to principal permitted and special uses</p> <p>Nurseries</p>	<p>Minimum lot size: 10,000 square feet</p> <p>Minimum lot width and depth: 80 feet</p> <p>Minimum yards:</p> <p>Front: 20 feet</p> <p>Side: 10 feet</p> <p>Rear: 10 feet</p> <p>Maximum building height: 60 feet</p> <p>Maximum building coverage: 75%</p>

## IC - INDUSTRIAL COMMERCIAL

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>IC - Industrial Commercial</b></p> <p>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, 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</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: 150 feet                      Minimum yards:                      Front: 50 feet                      Side: 30 feet                      Rear: 50 feet                      Maximum building height: 44 feet                      Maximum building coverage: 75%</p>

## RH - RESORT HOTEL AREA

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>RH – Resort Hotel</b></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                      Restaurants and taverns                      Tennis, racquetball, basketball and similar sporting facilities                      Single-family and two-family dwellings, not including mobile homes                      Boarding or tourist homes</p>	<p>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</p>	<p>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</p>	<p><b>Minimum lot size:</b>                      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</p> <p><b>Minimum yards:</b>                      Front: 50 feet                      Side: 50 feet                      Rear: 50 feet                      Maximum building height: 60 feet                      Maximum building coverage: 20%</p>



## DCC - DOWNTOWN COMMERCIAL CORE

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>DCC – Downtown Commercial Core</b></p> <p>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>Bed-and-breakfast            Business and professional offices            Personal service shops            Public buildings            Storefront retail (&lt;2,000 square feet)</p>	<p>Eating and drinking places            Essential services            Funeral homes            Laundry and dry cleaning            Establishments            Retail and services establishments not exceeding 2,000 square feet*            Owner-occupied upper story dwellings            Printing occupations of less than 2,500 square feet            Theaters            Places of worship</p>	<p>Other accessory uses customary to principal permitted and special uses            Signs            Home occupations</p>	<p><b>Minimums:</b>            Lot area: 4,000 square feet            Lot width: 50 feet            Lot depth: 80 feet            Front yard: 20 feet            Side yard: As determined by applicable building code            Rear yard: 30 feet            Floor area/dwelling unit: 800 square feet            Building height: 44 feet</p>

## PUD - PLANNED UNIT DEVELOPMENT

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>PUD – Planned Unit Development</b></p> <p>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</p>		<p>See § 147-23 of the Town of Liberty Zoning Law.</p>		<p>In accordance with the standards identified in § 147-23 of the Town of Liberty Zoning Code</p>

## FP - FLOOD PLAIN

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES	ACCESSORY USES	DEVELOPMENT STANDARDS
<p><b>FP – Flood Plain</b></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>