

ZONING

255 Attachment 3

Halfmoon Township

Criteria and Standards for the R-1 Single-Family Residential Zoning District
 [Added 3-23-2006 by Ord. No. 2006-01; amended 10-14-2010 by Ord. No. 2010-01]

PERMITTED USES New residential development shall comply with all existing subdivision and zoning requirements for rural preservation developments (RPDs), as amended. All other land and structures may be used for only the following as noted:	LOT REQUIREMENTS The following lot requirements shall be met for each primary use:				YARD SETBACK REQUIREMENTS The following requirements shall be met for each primary use:			Maximum Impervious Coverage	Maximum Building Height (feet)
	Minimum Lot Size (acres)	Minimum Lot Width (feet)		Maximum Building Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
		Local Road	Arterial/Collector						
Primary Uses									
1. Single-family detached dwellings with on-lot or public water and on-lot sewage disposal	See area and bulk requirements on RPD option tables								
2. Agricultural uses on any lot 10 acres or greater (includes open space areas of RPDs)	10 or greater	50	150 (100 with shared drive)	35% (25% for lots over 10,000 square feet)	<u>Local Road:</u> 60 minimum from centerline	35**	35**	35%	30
3. Limited agricultural uses on any lot 10 acres or less (includes but is not limited to the raising of any horticultural or field crop product)	10 or less				<u>Arterial/Collector Road:</u> 70 minimum from centerline				

HALFMOON CODE

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	<p>Minimum Lot Size (acres)</p>	<p>Minimum Lot Width (feet)</p>		<p>Maximum Building Coverage</p>	<p>Front Yard (feet)</p>	<p>Side Yard (feet)</p>	<p>Rear Yard (feet)</p>		<p>Maximum Impervious Coverage</p>
		<p>Local Road</p>	<p>Arterial/Collector</p>						
<p>4. Two-family (duplex) dwellings, with on-lot or public water and on-lot sewage disposal</p>	1.5	50	150 (100 with shared drive)	35% (25% for lots over 10,000 square feet)	<p><u>Local Road:</u> 60 minimum from centerline</p>	25	25	35%	30
<p>5. Public and private nursery, kindergarten, elementary and secondary schools</p>	20				<p><u>Arterial/Collector Road:</u> 70 minimum from centerline</p>				
<p>6. Churches and other places of worship</p>	5								
<p>7. Public park or open space areas*</p>									
<p>Accessory Uses</p>									
<p>1. Accessory uses/buildings, including home occupations accessory to the above noted uses</p>	n/a				<p><u>Local Road:</u> 60 minimum from centerline</p> <p><u>Arterial/Collector Road:</u> 70 minimum from centerline</p>	10	10		

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		<p style="text-align: center;">Local Road</p>	<p style="text-align: center;">Arterial/Collector</p>						
2. Domesticated livestock	To be raised in accordance with accepted animal husbandry practices								
3. Accessory dwelling units	n/a								
4. Residential wind turbines	See §§ 255-13B(6); 255-22C(3); 255-25B(3)								

NOTES:

* Smaller sized parcels may be considered for parkland on a case-by-case basis.

** An additional 10 feet F/S/R yard setback is required to conduct permitted use Nos. 2 and 3 to buffer and minimize adjacent impacts.