

ZONING

255 Attachment 4

**Township of Halfmoon
Criteria for Standards for RPD Single-Family Residential Development
Options in the A-1 and R-1 Zoning Districts
[Added 3-23-2006 by Ord. No. 2006-01]**

PERMITTED SINGLE-FAMILY RESIDENTIAL DWELLING USES: Land and structures may be used for only the following:	LOT REQUIREMENTS The following lot requirements shall be met for each primary use			Depth to Width Ratio	Minimum Lot Depth (feet)	YARD SETBACK REQUIREMENTS The following requirements shall be met for each use			Maximum Impervious Coverage	Maximum Building Height (feet)	Minimum Building Area (feet)
	Minimum Lot Size (acres)	Minimum Lot Width (front setback/ street line) (feet)				Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)			
		Local Road	Arterial/ Collector								
1. Traditional developments; single-family detached dwellings with on-lot or public water and on-lot sewage disposal *	1	50	150	No more than 3:1	125	<u>Local Road:</u> 30 measured from lot line	<u>Local Road:</u> 15	<u>Local Road:</u> 15	Up to 2 acres: 15%	40, except for farm structures	70 by 70
						<u>Arterial/ Collector Road:</u> 45 measured from lot line	<u>Arterial/ Collector Road:</u> 15	<u>Arterial/ Collector Road:</u> 15	<u>Lots more than 2 acres:</u> 10%		
2. Country lots; single-family detached dwellings with on-lot or public water and on-lot sewage disposal*	2; maximum overall density 1 per/5 acres	At front setback: 100 At street line: Single drive: 30			—	<u>Local Road:</u> 30 measured from lot line <u>Arterial/ Collector Road:</u>	<u>Local Road:</u> 15 <u>Arterial/ Collector Road:</u> 15	<u>Local Road:</u> 15 <u>Arterial/ Collector Road:</u> 15	10%	40, except for farm structures	70 by 70

HALFMOON CODE

PERMITTED SINGLE-FAMILY RESIDENTIAL DWELLING USES: Land and structures may be used for only the following:	LOT REQUIREMENTS The following lot requirements shall be met for each primary use			Depth to Width Ratio	Minimum Lot Depth (feet)	YARD SETBACK REQUIREMENTS The following requirements shall be met for each use			Maximum Impervious Coverage	Maximum Building Height (feet)	Minimum Building Area (feet)
	Minimum Lot Size (acres)	Minimum Lot Width (front setback/ street line) (feet)				Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)			
		Local Road	Arterial/ Collector								
		Shared drive: 50				45 measured from lot line					
3. Neighborhood lots; single-family detached dwellings with on-lot/public water and community on-lot sewage disposal systems*	1/4 Maximum overall density 1 unit/acre	70	Single access drive: 50 Shared access drive: 30	—	100	<u>Local Road/ Shared access:</u> 30 measured from lot line <u>Arterial/ Collector Road:</u> 45 measured from lot line	<u>Local Road/ Shared access:</u> 15 <u>Arterial/ Collector Road:</u> 15	<u>Local Road/ Shared access:</u> 15 <u>Arterial/ Collector Road:</u> 15	<u>Lots less than 1 acre:</u> 35% <u>Lots 1 to 2 acres:</u> 15% <u>Lots more than 2 acres:</u> 10%	40, except for farm structures	70 by 70

NOTE:

* Community on-lot disposal systems (COLDS) where allowed by ordinance and according to soil suitability.