

ZONING

255 Attachment 6

Halfmoon Township

Criteria and Standards for the Village (V) Zoning District
[Added 8-12-2004 by Ord. No. 2004-09; amended 3-23-2006 by Ord. No. 2006-02]

	Lot Requirements The following lot requirements shall be met for each primary use			
	Minimum Lot Size Per Unit (square feet)	Minimum Lot Width (feet)		Maximum Building Coverage
		Local Road	Arterial/Collector	
Permitted Uses: Land and structures may be used for only the following:				
1. Single-family detached dwellings			1,100 w/shared drive	35%
• With public water and on-lot sewage disposal	43,560	50		(25% for lots over 10,000 square feet)
• With public water and off-lot sewage disposal	6,000			
Conditional Uses: Any use 1 through 10 below, if served by on- or off-lot sewage disposal, and in accordance with the noted area and bulk requirements				
1. Single-family attached (townhouse)/ Semidetached (twin/end townhouse)	6,000	50		35%
2. Two-family dwellings (duplex) and/or multifamily (apartment)	6,000	50		35%
3. Bed-and-breakfast establishments	5,000**			
4. Churches and other places of worship	5,000**	40		50%
5. Retail establishments for the sale, service and rental of goods	5,000**			
6. Studios, galleries and performing art theaters	5,000**			
7. Personal service shops, businesses and professional offices	5,000**			

HALFMOON CODE

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8. Clubs, lodges and fraternal organizations	3,000**			
9. Family and group day care and day-care centers	3,000**			
10. Mixed-use structures	3,000 square feet/use and no more than 10,000 square feet/structure**			
11. Forestry activities				
12. Private and public parks	N/A			5%
13. Customary accessory uses, including home occupations				
Accessory Uses				
1. Residential wind turbines	See §§ 255-13B(6); 255-22C(3); 255-25B(3)			

NOTES:

* Refer to Local Roads, Front Yard Setback Allowances Graphic, Page No. 443.

** Maximum gross floor area (square feet).