

ZONING

250 Attachment 1

Village of Hillburn

Table A
Schedule of General Use and Bulk Requirements
[Amended 9-12-2023 by L.L. No. 4-2023]

| OS Open Space Zoning District | | | | | | | | | | | | |
|---|-----------------|-------------------------------|--|----------------------------|-----------------------------|--------------------------------------|-----------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|--|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio | |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | | |
| Parks, playgrounds | P | 240,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 | |
| Public utility distribution and transmission lines and rights-of-way serving immediate neighborhood | P | 240,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 | |
| Public utility distribution and transmission lines and rights-of-way not serving the immediate neighborhood | SU/SP | 240,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 | |
| Accessory Use Incidental to a Principal Use | | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Storage of utility, recreational, or commercial vehicle | A | | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| Signs | A | | Refer to Article VII | | | | | | | | | |
| Off-street Parking | A | | Refer to Article VIII | | | | | | | | | |

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required

HILLBURN CODE

| R-60 Residence Zoning District | | | | | | | | | | | |
|---|-----------------|--|----------------------------|---------------------------|--------------------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| One-family detached residence | P | 60,000 | 150 | 50 | 40 | 100 | 75 | 2 1/2 | 35 | 10 | 0.10 |
| Parks, playgrounds | P | 60,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 |
| Public utility distribution and transmission lines and rights-of-way serving immediate neighborhood | P | 60,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 |
| Place of worship | SU/SP | 60,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 |
| Community facilities | SU/SP | 60,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 |
| Fire, police, ambulance and similar municipal buildings | SU/SP | 60,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 |
| Public utility distribution and transmission lines and rights-of-way not serving the immediate neighborhood | SU/SP | 60,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 |
| Public utility substation | SU/SP | 60,000 | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 |
| Animal sanctuary | SU/SP | 3 acres | 200 | 75 | 50 | 125 | 100 | 2 1/2 | 35 | 10 | 0.10 |
| Accessory Use Incidental to a Principal Use | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Outdoor pet storage area | A | | 15 | 50 | 50 | 50 | 50 | 1 | 15 | | |
| Existing on-site potable water and septic systems | A | Per NYSDOH Regulations | | | | | | | | | |
| Garden shed, barns, greenhouses and similar accessory buildings | A | | 15 | 50 | 30 | 30 | 25 | 1 | 15 | | |
| Private garage | A | | 15 | 50 | 30 | 30 | 25 | 1 | 15 | | |

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| R-60 Residence Zoning District | | | | | | | | | | | |
|---|-----------------|--|----------------------------|---------------------------|--------------------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Accessory Use Incidental to a Principal Use | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Storage of utility, recreational, or commercial vehicle | A | | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| Signs | A | Refer to Article VII | | | | | | | | | |
| Swimming pool | SU | Refer to § 250-53 | | | | | | | | | |
| Home occupation, major | SU | Same as principal dwelling | | | | | | | | | |

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required

HILLBURN CODE

| R-9 Residence Zoning District | | | | | | | | | | | |
|---|-----------------|--|----------------------------|---------------------------|--------------------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| One-family detached residence | P | 9,000 | 90 | 25 | 10 | 30 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Parks, playgrounds | P | 22,000 | 125 | 35 | 25 | 60 | 50 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility distribution and transmission lines and rights-of-way serving immediate neighborhood | P | 22,000 | 125 | 35 | 25 | 60 | 50 | 2 1/2 | 35 | 25 | 0.20 |
| Two-family residence | SU/SP | 12,000 | 120 | 25 | 15 | 40 | 35 | 2 1/2 | 35 | 25 | 0.20 |
| Place of worship | SU/SP | 22,000 | 125 | 35 | 25 | 60 | 50 | 2 1/2 | 35 | 25 | 0.20 |
| Assisted living facility | SU/SP | 2 acres | 125 | 50 | 50 | 100 | 50 | 3 | 40 | 50 | 0.5 |
| Community facilities | SU/SP | 22,000 | 125 | 35 | 25 | 60 | 50 | 2 1/2 | 35 | 25 | 0.20 |
| Fire, police, ambulance and similar municipal buildings | SU/SP | 22,000 | 125 | 35 | 25 | 60 | 50 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility distribution and transmission lines and rights-of-way not serving the immediate neighborhood | SU/SP | 22,000 | 125 | 35 | 25 | 60 | 50 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility substation | SU/SP | 22,000 | 125 | 35 | 25 | 60 | 50 | 2 1/2 | 35 | 25 | 0.20 |
| Accessory Use Incidental to a Principal Use | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Outdoor pet storage area | A | | 10 | 50 | 50 | 50 | 50 | 1 | 15 | | |
| Garden shed, barns, greenhouses and similar accessory buildings | A | | 10 | 25 | 10 | 5 | 5 | 1 | 10 | | |
| Private garage | A | | 10 | 25 | 10 | 5 | 5 | 1 | 15 | | |

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| R-9 Residence Zoning District | | | | | | | | | | | |
|--|-----------------|--|----------------------------|---------------------------|--------------------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Accessory Use Incidental to a Principal Use | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Off-street parking | A | Refer to Article VIII | | | | | | | | | |
| Storage of utility, recreational, or commercial vehicle | A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| Signs | A | Refer to Article VII | | | | | | | | | |
| Swimming pool | SU | Refer to § 250-53 | | | | | | | | | |
| Home occupation, major | SU | Same as principal dwelling | | | | | | | | | |
| Nursery school accessory to a community facility or place of worship | SU/SP | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required

HILLBURN CODE

| R-6 Residence Zoning District | | | | | | | | | | | |
|---|-----------------|--|----------------------------|---------------------------|--------------------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| One-family detached residence | P | 6,000 | 50 | 25 | 10 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Parks, playgrounds | P | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility distribution and transmission lines and rights-of-way serving immediate neighborhood | P/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Two-family residence approved prior to March 1, 1988 | SU | 8,000 | 50 | 25 | 10 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Place of worship | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Community facilities | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Fire, police, ambulance and similar municipal buildings | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility distribution and transmission lines and rights-of-way not serving the immediate neighborhood | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility substation | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Accessory Use Incidental to a Principal Use | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Outdoor pet storage area | A | | 10 | 50 | 50 | 50 | 50 | 1 | 15 | | |
| Garden shed, barns, greenhouses and similar accessory buildings | A | | 10 | 25 | 10 | 5 | 5 | 1 | 15 | | |

ZONING

| R-6 Residence Zoning District | | | | | | | | | | | |
|--|-----------------|--|----------------------------|---------------------------|--------------------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Accessory Use Incidental to a Principal Use | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Private garage | A | 10 | 25 | 10 | 5 | 5 | 1 | 15 | | | |
| Off-street parking | A | Refer to Article VIII | | | | | | | | | |
| Storage of utility, recreational, or commercial vehicle | A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| Signs | A | Refer to Article VII | | | | | | | | | |
| Swimming pool | SU | Refer to § 250-53 | | | | | | | | | |
| Home occupation, major | SU | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| Nursery school accessory to a community facility or place of worship | SU/SP | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required

HILLBURN CODE

| LS Local Shopping Zoning District | | | | | | | | | | | |
|---|-----------------|-------------------------------|-------------------------|--------------------------|-----------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (Square Feet) | Lot Width (Feet) | Front Yard (Feet) | One Side Yard (Feet) | Total Side Yard (Feet) | Rear Yard (Feet) | Stories | Feet | | |
| Antique shop | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Art gallery | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Automobile sales and service | P/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Bank | SU/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.3 |
| Bar | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Building contractor establishment | P/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Bus depot; truck depot | SU/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Craft workshop | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Commercial recreational use, indoor | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Deli | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Dry-cleaning depot | SU/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Farm market | SU/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Food distribution facilities | SU/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Funeral parlor or undertaking establishment | P/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| General store | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Grocery store | P/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Health fitness facility | P/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Hotel | P/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Laundromat | SU/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Movie theater | P/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Museum | SU/P | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Office, professional | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Office, medical | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Personal service | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Pharmacy | P/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |

ZONING

| LS Local Shopping Zoning District | | | | | | | | | | | |
|---|----------|------------------------|--|-------------------|----------------------|------------------------|------------------|-------------------------|------|--------------------------|--------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (Square Feet) | Lot Width (Feet) | Front Yard (Feet) | One Side Yard (Feet) | Total Side Yard (Feet) | Rear Yard (Feet) | Stories | Feet | | |
| Printing and publishing establishments | P/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Restaurant, sit down | P/SP | 15,000 | 100 | 25 | 25 | 50 | 25 | 2 | 25 | 40 | 0.20 |
| Restaurant, take out | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Retail | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Shopping center, designed | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Small-scale industrial establishments or shops for custom work, such as upholstery, cabinet-making, handcrafted furniture reproductions, provided that such industry is not a heavy user of water or producer of grease or similar materials or inorganic solids that would be introduced into any sewage disposal system | SU/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Storage of materials customarily stored in the open or in partially and enclosed non-fireproof buildings, such as lumber, building materials, or contractors' equipment, or storage of materials in trucks or tractor-trailers in conjunction with or as a part of the operation | SU/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Warehouses | SU/SP | 20,000 | 150 | 50 | 25;50* | 50;50%** | 25;50 | 3 | 35 | 50 | 0.5 |
| Accessory Use Incidental to a Principal Use | | | If detached building or structure, minimum distance | | | | | | | | |

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| LS Local Shopping Zoning District | | | | | | | | | | | |
|-----------------------------------|-------------|---------------------------|---------------------|--------------------|-------------------------------|------------------------|------------------|-------------------------|------|--------------------------|--------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (Square Feet) | Lot Width (Feet) | Front Yard (Feet) | One Side Yard (Feet) | Total Side Yard (Feet) | Rear Yard (Feet) | Stories | Feet | | |
| | | to: | | | | | | | | | |
| | | Principal building (feet) | Front street (feet) | Side Street (feet) | Exterior side lot line (feet) | Rear lot line (feet) | | | | | |
| Off-street parking | A | Refer to Article VIII | | | | | | | | | |
| Off-street loading | A | | | | | | | | | | |
| Signs | A | Refer to Article VII | | | | | | | | | |
| Outdoor storage | A/ SU/SP | | | | | | | | | | |

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required
 * = Yard requirement if abutting an R District.
 ** = Must be increased by 50% if abutting an R district.

ZONING

| GC General Commercial Zoning District | | | | | | | | | | | |
|---|-----------------|-------------------------------|-------------------------|--------------------------|-----------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Automotive garage | SU/SP | 15,000 | 100 | 25 | 25 | 50 | 25 | 2 | 25 | 40 | 0.20 |
| Building contractor | SU/SP | 15,000 | 100 | 25 | 25 | 50 | 25 | 2 | 25 | 40 | 0.20 |
| Commercial recreational use, indoor | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Concrete mixing facility | SU/SP | 120,000 | 200 | 35 | 75 | 75 | 35 | 2 | 25 | 50 | 0.2 |
| Deli | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Dry-cleaning depot | P/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Health fitness facility | P/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Laboratory and research facility | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Landscape materials, retail and wholesale trade | SU/SP | 15,000 | 100 | 25 | 25 | 50 | 25 | 2 | 25 | 40 | 0.20 |
| Light industry | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Microbrewery | SU/SP | 15,000 | 100 | 25 | 25 | 50 | 25 | 2 | 25 | 40 | 0.20 |
| Office, business | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Office, professional | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Office, medical | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Public utility distribution and transmission lines and rights-of-way serving immediate neighborhood | P/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility distribution and transmission lines and rights-of-way not serving the immediate neighborhood | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility substation | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Wholesale or warehouse use | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |

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| GC General Commercial Zoning District | | | | | | | | | | | |
|---|----------|------------------------|---|---------------------|----------------------|-------------------------------|----------------------|-------------------------|------|--------------------------|--------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Woodworking and metalworking | SU/SP | 15,000 | 100 | 25 | 25 | 50 | 25 | 2 | 25 | 40 | 0.20 |
| Accessory Use Incidental to a Principal Use | | | If detached building or structure, minimum distance to: | | | | | | | | |
| | | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | |
| Off-street parking | A | Refer to Article VIII | | | | | | | | | |
| Off-street loading | A | | | | | | | | | | |
| Signs | A | Refer to Article VII | | | | | | | | | |
| Outdoor storage | A/SU/SP | | | | | | | | | | |

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required

ZONING

| RED Regional Economic Development Zoning District | | | | | | | | | | | |
|--|-----------------|-------------------------------|-------------------------|--------------------------|-----------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Antique shop | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Art gallery | P/SP | 10,000 | 75 | 25 | 20 | 40 | 25 | 2 | 25 | 35 | 0.15 |
| Bus depot | SU/SP | 80,000 | 200 | 50 | 50 | 100 | 50 | 3 | 45 | 50 | 0.25 |
| Commercial recreational Use, indoor | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Conference center | SU/SP | 80,000 | 200 | 50 | 50 | 100 | 50 | 3 | 45 | 50 | 0.25 |
| Cultural and performing arts center | SU/SP | 80,000 | 200 | 50 | 50 | 100 | 50 | 3 | 45 | 50 | 0.25 |
| Day spa | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Health fitness facility | P/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Hotel, resort | SU/SP | 80,000 | 200 | 50 | 50 | 100 | 50 | 3 | 45 | 50 | 0.25 |
| Museum | SU/SP | 80,000 | 200 | 50 | 50 | 100 | 50 | 3 | 45 | 50 | 0.25 |
| Office, medical | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Office, professional | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Restaurant, sit down | P/SP | 15,000 | 100 | 25 | 25 | 50 | 25 | 2 | 25 | 40 | 0.20 |
| Shopping center, designed | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Tourism-related retail | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Tourism-related winery, brewery, distillery or similar food processing | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Public utility distribution, transmission lines and rights-of-way serving immediate neighborhood | P/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility distribution, transmission lines and rights-of-way not serving the immediate neighborhood | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |

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| RED Regional Economic Development Zoning District | | | | | | | | | | | |
|--|-----------------|--|----------------------------|---------------------------|--------------------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Public utility substation | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Accessory Use Incidental to a Principal Use | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Off-street parking | A | Refer to Article VIII | | | | | | | | | |
| Off-street loading | A | | | | | | | | | | |
| Signs | A | Refer to Article VII | | | | | | | | | |
| Outdoor storage | A/SU/SP | | | | | | | | | | |

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required

ZONING

| LI Light Industry Zoning District | | | | | | | | | | | |
|---|-----------------|-------------------------------|-------------------------|--------------------------|-----------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Building contractor | SU/SP | 15,000 | 100 | 25 | 25 | 50 | 25 | 2 | 25 | 40 | 0.20 |
| Commercial recreational use, indoor | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Health fitness facility | P/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Laboratory and research facility | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Landscape materials, retail and wholesale trade | SU/SP | 15,000 | 100 | 25 | 25 | 50 | 25 | 2 | 25 | 40 | 0.20 |
| Light industry | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |
| Office, business | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Office, professional | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Office, medical | P/SP | 20,000 | 125 | 25 | 20 | 40 | 25 | 2 | 25 | 50 | 0.25 |
| Public utility distribution and transmission lines and rights-of-way serving immediate neighborhood | P/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility distribution and transmission lines and rights-of-way not serving the immediate neighborhood | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Public utility substation | SU/SP | 22,000 | 125 | 35 | 8 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Wholesale or warehouse use | SU/SP | 40,000 | 200 | 35 | 50 | 100 | 50 | 2 | 25 | 50 | 0.25 |

HILLBURN CODE

| LI Light Industry Zoning District | | | | | | | | | | | |
|--|-----------------|--|----------------------------|---------------------------|--------------------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Accessory Use Incidental to a Principal Use | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Off-street parking | A | Refer to Article VIII | | | | | | | | | |
| Off-street loading | A | | | | | | | | | | |
| Signs | A | Refer to Article VII | | | | | | | | | |
| Outdoor storage | A/SU/SP | | | | | | | | | | |

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required

ZONING

| VC Village Center Overlay District | | | | | | | | | | | |
|--|-----------------|--|----------------------------|---------------------------|--------------------------------------|-------------------------------|-------------------------|--------------------------------|-------------|---------------------------------|---------------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |
| Delicatessen | SU/SP | 6,000 | 50 | 25 | 10 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| General store | P/SP | 6,000 | 50 | 25 | 10 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Craft workshop or art studio | P/SP | 6,000 | 50 | 25 | 10 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| United States Postal Office | P/SP | 6,000 | 50 | 25 | 10 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Multiple-family residences in existence on the effective date of this zoning law | P | 8,000 | 50 | 25 | 10 | 20 | 30 | 2 1/2 | 35 | 25 | 0.20 |
| Accessory Use Incidental to a Principal Use | | If detached building or structure, minimum distance to: | | | | | | | | | |
| | | Principal Building (feet) | Front Street (feet) | Side Street (feet) | Exterior Side Lot Line (feet) | Rear Lot Line (feet) | | | | | |
| Private garage | A | 10 | 25 | 10 | 5 | 5 | 1 | 15 | | | |
| Off-street parking | A | Refer to Article VIII | | | | | | | | | |
| Storage of utility, recreational, or commercial vehicle | A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| Signs | A | Refer to Article VII | | | | | | | | | |

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required
 Refer to § 250-14 of the Zoning Chapter.

HILLBURN CODE

| TOD Transit-Oriented Development Overlay District | | | | | | | | | | | |
|--|----------|------------------------|------------------|-------------------|----------------------|------------------------|------------------|-------------------------|------|--------------------------|--------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |

Refer to § 250-15 of the Zoning Chapter

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required

| RP Ridgeline Protection Overlay District | | | | | | | | | | | |
|---|----------|------------------------|------------------|-------------------|----------------------|------------------------|------------------|-------------------------|------|--------------------------|--------------------------|
| Principal Use | Use Type | Minimum: | | | | | | Maximum Building Height | | Maximum Lot Coverage (%) | Maximum Floor Area Ratio |
| | | Lot Area (square feet) | Lot Width (feet) | Front Yard (feet) | One Side Yard (feet) | Total Side Yard (feet) | Rear Yard (feet) | Stories | Feet | | |

Refer to § 250-16 of the Zoning Chapter.

P = Permitted by Right SU = Special Use Permit Approval Required A = Accessory Permitted by Right SP = Site Plan Approval Required