

# ZONING

## 118 Attachment 4

### Town of New Hartford

#### Schedule B: Lot Development Standards

	Minimum Lot Size		Maximum Impervious Surface	Maximum Building Height <sup>3</sup> (feet)	Minimum Set Backs (feet) <sup>3</sup>		
	Area	Frontage (feet)			Front Yard	Each Side Yard	Rear Yard
<b>Parks and Recreation (PR)</b>	None	50	N/A	35	30	30	30
<b>Agricultural (A)</b>	1.5 acres	200	33%	35	50	25	50
<b>Residential – Agricultural (RA)</b>	1 acre	150	33%	35	30	15	40
<b>Low Density Residential (LDR)</b>	Dwellings: 18,000 SF or 1 acre	100	40%	35	30 or the average of the prevailing setback whichever is lesser <sup>2</sup>	15	40
	All other uses: 1 acre	150	25%		50 or the average of the prevailing setback whichever is lesser <sup>2</sup>	30	50
<b>Medium Density Residential (MDR)</b>	Single Family: 10,000 SF; two-family 15,000 SF or 1 acre	80	50%	40	30 for residential; 50 all other uses; or for all uses the average of the prevailing setback; whichever is lesser <sup>2</sup>	Detached dwelling: 10 Attached dwelling: 10 one side/0 for the shared wall	30
	All other uses: 1 acre	100	25%			25 <sup>2</sup>	50
<b>High Density Residential (HDR)</b>	Single Family: 10,000 SF; two or more families 5,000 SF plus 2,000 SF for each additional dwelling unit	60	66%	45	30 or the average of the prevailing setback whichever is lesser <sup>4</sup>	Detached dwelling: 10 Attached dwelling: 10 one side/0 for the shared wall	30
	All other uses: 1 acre	80	66%	40	30 or the average of the prevailing setback whichever is lesser <sup>2</sup>	20 <sup>2</sup>	30 <sup>2</sup>

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	Minimum Lot Size		Maximum Impervious Surface	Maximum Building Height <sup>3</sup>	Minimum Set Backs (feet) <sup>3</sup>		
	Area	Frontage (feet)			Front Yard	Each Side Yard	Rear Yard
<b>Manufactured Home Park (MHP)</b>	Manufactured home lot: 5,000 SF	50	66%	25	20	10	15
	Manufactured home park: 3 acres	100			50	50	50
	All other uses: 10,000 SF	50			30	10	30
<b>Mixed Use (MU)</b>	5,000 SF	50	66%	35	30 or the average of the prevailing setback whichever is lesser <sup>2</sup>	10	20
<b>General Commercial (C1)</b>	5,000 SF	50	66%	50	30 or the average of the prevailing setback whichever is lesser <sup>2</sup>	20 <sup>1</sup>	25 <sup>1</sup>
<b>Commercial-Retail-Business (C2)</b>	20,000 SF	100	66%	40	30 or the average of the prevailing setback whichever is lesser <sup>2</sup>	20	25
<b>Commercial-Professional Office (C3)</b>	5,000 SF	50	66%	35	30 or the average of the prevailing setback whichever is lesser <sup>2</sup>	10	25
<b>Institutional (I)</b>	20,000 SF	100	60%	70	50	20	25
<b>Manufacturing (M)</b>	1 acre	200	60%	50	50	30 <sup>1</sup>	40 <sup>1</sup>

**Note 1:** Where the lot line of a nonresidential use abuts a RA, LDR or MDR district, an abutting side yard shall be increased by 10 feet and comprised of a vegetative buffer. An abutting rear yard shall be increased by 20 feet.

**Note 2:** The prevailing setback shall be computed averaging the setbacks of adjacent lots with setback differentials of no more than 10 feet. When adjacent lots are unimproved, the setback shall be assumed to be the minimum setback required by this Schedule B.

**Note 3 :** **Accessory Uses** in all Districts: Except as otherwise required in § 118-23 of this Chapter, the side and rear yard setbacks shall be 5 feet except for swimming pools which shall be 10 feet. The maximum accessory building height shall be 15 feet. No accessory use shall be permitted in the front yard.