

ZONING

205 Attachment 1

Town of Somerset

Zoning Schedule

[Amended 6-10-1980; 8-13-1985; 9-10-1985; 9-10-1996 by L.L. No. 2-1996; 2-11-1997 by L.L. No. 2-1997; 6-13-2000 by L.L. No. 2-2000]

Minimum Yard Requirements Principal Building

Zone District	Permitted Uses Permitted-Special Use Permit Only ¹	Minimum Lot Size		Side				Accessory Building		Maximum Building Height Principal Building (feet)	Minimum Floor Coverage (square feet)
		Area	Width (feet)	Front (feet)	Rear (feet)	One (feet)	Both (feet)	Rear (feet)	Side (feet)		
A Agricultural	Single-family dwelling	60,000 square feet	200	50	35	15	30	20	15	30	1,000
	Single-family (cluster design) ¹	10 acres	100	35	35	15	30	20	10	30	1,000
	Religious and quasi-public uses ¹	5 acres	400	75	75	50	100	50	25	30	--
	Motor vehicle service stations ¹	20,000 square feet	125	50	50	25	50	25	25	18	--
	Excavation operation ¹	10 acres	500	--	--	--	--	--	--	--	--
	Campgrounds ¹	20 acres	400	100	20	20	--	--	--	--	--
	Barn	--	--	200	--	100	200	--	--	--	--
	Public utility ¹	20,000 square feet	100	50	30	-- ²	--	10	10	--	--
	Planned unit development ⁴	--	--	--	--	--	--	--	--	--	--
	Personal wireless telecommunications service facility ¹	--	--	--	--	--	--	--	--	--	--
R-1 Single-Family Residential	Single-family dwelling	20,000 square feet	100	50	35	15	30	20	15	30	--
	Single-family (cluster design) ¹	10 acres	100	35	35	15	30	20	10	30	--
	Religious and quasi-public uses ¹	5 acres	400	75	75	50	100	50	25	30	--
R-2 Single- and Two-Family Residential	Single-family dwelling	20,000 square feet	100	50	35	15	30	20	15	30	1,000
	Two-family dwellings	40,000 square feet	200	50	35	15	30	25	15	30	1,000 per unit
	Religious and quasi-public uses ¹	5 acres	400	75	75	50	100	50	25	30	--
	Cluster development ¹	10 acres	400	50	50	50	100	50	50	30	1,000
	Planned unit development ⁵	--	--	--	--	--	--	--	--	--	--
RLS Lake Shore Residential ⁷	Single-family dwelling	20,000 square feet	100	50	35	15	30	20	15	30	1,000
	Single-family (cluster design) ¹	10 acres	100	35	35	15	30	20	10	30	--

SOMERSET CODE

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Zone District	Permitted Uses Permitted-Special Use Permit Only ¹	Minimum Lot Size		Side				Accessory Building		Maximum Building Height Principal Building (feet)	Minimum Floor Coverage (square feet)
		Area	Width (feet)	Front (feet)	Rear (feet)	One (feet)	Both (feet)	Rear (feet)	Side (feet)		
B Business ³	Retail and service uses	20,000 square feet	100	30	30	-- ²	--	10	10	30	--
	Motor vehicle service stations ¹	20,000 square feet	100	50	30	-- ²	--	10	10	18	--
I Industrial ³	Light industrial uses, warehouse and storage, facilities	1 acre	200	50	10 ⁶	25 ⁵	25	--	--	30	25% of lot
	Farm (excluding silos)	10 acres	400	50	50	50	100	50	50	35	1,000
	Personal wireless telecommunications service facility	--	--	--	--	--	--	--	--	--	--
GI General Industry	Heavy industry limited to power plants and related uses	5 acres	200	50	25	25	25	--	--	35	35% of lot
	Light industry	1 acre	200	50	25	25	25	--	--	35	35% of lot
	Excavations	10 acres	500	--	--	--	--	--	--	--	--

NOTES:

All measurements are from the road right-of-way.

Single-family dwellings and accessory buildings located in the Agricultural District or dwellings or accessory buildings constructed hereafter on lots smaller than the minimum lot requirements because the lot preceded this chapter shall be allowed to comply with side and rear yard setbacks for one-hundred- and two-hundred-foot frontage lots; namely 15 feet side and 20 feet rear for accessory buildings and 15 feet side and 35 feet rear for principal buildings.

¹ Special use permit required.

² Where abutting any other district, side yards are required equal to the minimum required within the abutting district with a minimum of 30 feet.

³ No industrial use or building shall be permitted within 75 feet of any other district.

⁴ Planned unit developments in the Agricultural District are exempt from the standard yard and area requirements contained in this schedule. See Article XV of this chapter for further regulations.

⁵ Where the side yard abuts another nonindustrial district, 75 feet shall be required. Driveways shall not be constructed closer than 10 feet to any side lot line.

⁶ Where the lot abuts a residential district, the minimum rear yard shall be 100 feet.

⁷ For additional front and rear yard requirements for the lakeshore, see Article X, RLS Lake Shore Residential District, § 205-35.2.