

ZONING

115 Attachment 1

Town of Galway

Appendix 3A [Amended 10-14-2008 by L.L. No. 2-2008]

District	Maximum Average Density Units Per Acre and Minimum Single Lot Size* ⁵	Cluster/Conservation Minimum Lot Size-Residential ³ (acres)	Minimum Lot Size for Non-clustered or Conservation Subdivision (acres)	Minimum Lot Size Non-residential ⁵ (acres)	Cluster/Conservation Minimum Lot Size ⁴ (acres)	Minimum Frontage (feet)
Agricultural Residential (AR)	1 DU per 3 acres	1	3	Not applicable	1	200
Residential Core (RC)	1 DU per 1/2 acre	1/2	3/4	Not applicable	1/2	75
Rural Hamlet (RH)	1 DU per 1/2 acre	1/2	1/2	1	1/2	75 for residence/ 200 for nonresidence
Commercial Retail (C1)	1 DU per 1 acre	2	2	2 to 10	2	250
Lake (L)	1 DU per 1 acre	1	1	Not applicable	1	200

NOTES:

* Density unit (DU) refers to the number of dwelling units permitted per acre.

¹ On a corner lot, there shall be provided a side yard on the side street equal in depth to the required front yard in said district.

² The minimum required front yard shall be determined from the edge of the designated R.O.W.

³ For keyhole or flag lots, there shall be a minimum of 40 feet of road frontage and 200 feet at the building line. See Appendix 3B for district acreage requirements.

⁴ Cluster/Conservation subdivisions are eligible for an incentive density bonus as per § 115-23.

⁵ The minimum lot size may need to be increased to satisfy regulations of the New York State Department of Health regarding septic and well separation distances and required area.

GALWAY CODE

Town of Galway

Appendix 3B

[Amended 10-14-2008 by L.L. No. 2-2008; 11-9-2011 by L.L. No. 1-2011]

District	Maximum Lot Covered by Structures and Impervious Surfaces ³	Minimum Front Yard Setback ² (feet)	Minimum Side Yard ¹ (feet)	Minimum Rear Yard (feet)	Maximum Height (feet)	Maximum Height Accessory Building (feet)	Maximum Floor Area for Nonresidential (square feet)	Required Frontage For Keyhole Lots (feet)	Required Acreage for Keyhole Lots (acres)
Agricultural Residential (AR)	40%	50	50	50	35	28	Not applicable	40 at right-of-way	5
Residential Core (RC)	30%	25/50 maximum	20	25	35	28	3,500	40 at right-of-way	3
Rural Hamlet (RH)	30%	25/50 maximum	20 for residence/ 50 for nonresidence	25 for residence/ 50 for nonresidence	35	28	3,500	40 at right-of-way	3
Commercial Retail (C1)	30%	100	50	50	35	28	5,000	40 at right-of-way	3
Lake District (L)	40%	50 for newly created/25 for non-lakefront/ 50 for lakefront	50 for newly created/25 for non-lakefront/ 25 for lakefront	50 for newly created/ 15 for non-lakefront/15 for lakefront	28	18	Not applicable	Not applicable	Not applicable
Planned Development District	See § 115-45 for requirements.								

NOTES:

- ¹ On a corner lot, there shall be provided a side yard on the side street equal in depth to the required front yard in said district.
- ² The minimum required front yard shall be determined from the edge of the designated right-of-way.
- ³ For keyhole or flag lots, there shall be a minimum of 40 feet of road frontage and 200 feet at the building line.
- ⁴ Cluster/conservation subdivisions are eligible for an incentive density bonus as per § 115-23.
- ⁵ The minimum lot size may need to be increased to satisfy regulations of the New York State Department of Health regarding septic and well separation distances and required area. Minimum lot size may be decreased in a cluster/conservation subdivision.