

ZONING

Town of Hamptonburgh

**Table of Use and Bulk Regulations
R-2A Zoning District**

Use Permitted by Right	Special Use Permit (Town Board)	Minimum Lot Size (acres)	Road Frontage (feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Minimum Side Yard (one/both) (feet)	Percent Development Coverage	Percent Building Coverage
Single-family dwelling units, not to exceed 1 dwelling on each lot Home occupation ² Bed-and-breakfast, as accessory to a dwelling unit ²		2	250	250	100	100	70/140	15%	6%
Day-care centers/facilities ²	Churches and related places of worship, with associated church school buildings, parish houses or rectories ² Schools ²	2	125	175	100	100	35/80	12%	6%
	Cemeteries, accessory to a church or related place of worship on the same site or adjacent thereto ²	3	125	200	100	100	35/80	10%	5%
Agricultural operations, subject to § 150-19 ¹		10	210	300	200	200	100/200	20%	10%
	Active-adult, age-restricted housing ²	20	500	700	150	150	100/200	50%	15%
Regulated public utility structures, subject to § 150-20 ² Town-owned public park									

NOTES:

¹ Requires site plan approval except for dairy and beef cattle, horses, sheep and goats.

² Subject to site plan approval by Planning Board.

GENERAL NOTES:

^A Height limit for structures is 35 feet, except in the LUI Zone where the height limit for warehouse buildings is 50 feet.

^B For uses which may not require structures, such as forestry or agriculture, setbacks listed for the applicable use group apply only to structures that may be constructed associated with such use, except see also § 150-19 for any other applicable setback requirements for agricultural and animal maintenance uses, including kennels for all types, and setback relating to greenhouses.

^C For all other principal and accessory uses, please refer to §§ 150-19 and 150-23 for any other applicable setback and area requirements for the maintenance of animals and other activities.

^D Section 150-9, where applicable to a given property, may affect the above-listed setback requirements. The potential applicability of the provisions of § 150-9 should be ascertained prior to issuance of a building permit.

^E Supplementary yard and bulk regulations as set forth in § 150-11 may apply and should be ascertained prior to issuance of a building permit and/or prior to the granting of any plan approval. See also § 150-12 with regard to clearing and grading performance requirements.

^F The minimum livable floor area required per dwelling unit in all residential zones is 1,200 square feet.