

# ZONING

## Town of Hamptonburgh

### Table of Use and Bulk Regulations IP Zoning District [Amended 7-6-2015 by L.L. No. 1-2015]

| Use Permitted by Right                                                                                                                                                         | Special Use Permit<br>(Town Board) | Minimum<br>Lot Size<br>(square<br>feet) | Road<br>Frontage<br>(feet) | Lot<br>Width<br>(feet) | Front<br>Yard<br>(feet) | Rear<br>Yard<br>(feet) | Minimum<br>Side Yard<br>(one/both)<br>(feet) | Percent<br>Development<br>Coverage | Percent<br>Building<br>Coverage |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------|----------------------------|------------------------|-------------------------|------------------------|----------------------------------------------|------------------------------------|---------------------------------|
| Offices <sup>2</sup><br>Permitted recreation<br>facilities pursuant to<br>§ 150-25 <sup>2</sup>                                                                                |                                    | 40,000                                  | 150                        | 150                    | 80                      | 30                     | 30/60                                        | 70%                                | 35%                             |
| Motor vehicle sales,<br>new and used <sup>2</sup><br>Nightclub/tavern <sup>2</sup><br>Wholesale, warehouse<br>and distribution<br>operations <sup>2</sup>                      |                                    | 80,000                                  | 140                        | 200                    | 100                     | 50                     | 50/100                                       | 70%                                | 35%                             |
| Scientific, research and<br>development labs <sup>2</sup>                                                                                                                      |                                    | 100,000                                 | 250                        | 250                    | 100                     | 100                    | 50/100                                       | 60%                                | 30%                             |
| Agricultural and<br>horticultural operations,<br>subject to § 150-19 <sup>1</sup><br>Golf courses <sup>2</sup>                                                                 |                                    | 200,000                                 | 210                        | 300                    | 100                     | 150                    | 60/150                                       | 20%                                | 10%                             |
| Regulated public utility<br>structures, subject to<br>§ 150-20 <sup>2</sup><br>Town-owned public<br>park<br>Coordinated business<br>park, subject to<br>§ 150-15G <sup>2</sup> |                                    |                                         |                            |                        |                         |                        |                                              |                                    |                                 |

#### NOTES:

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

<sup>2</sup> Subject to site plan approval by Planning Board.

#### GENERAL NOTES:

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

<sup>B</sup> 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.

<sup>C</sup> 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.

<sup>D</sup> 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.

<sup>E</sup> 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.

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