

ZONING

Town of Hamptonburgh

Table of Use and Bulk Regulations I Zoning District [Amended 3-4-2013 by L.L. No. 1-2013; 7-6-2015 by L.L. No. 1-2015]

Use Permitted by Right	Special Use Permit (Town Board)	Minimum Lot Size (square feet)	Road Frontage (feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Minimum Side Yard (one/both) (feet)	Percent Development Coverage	Percent Building Coverage
Scientific, research and development labs ² Wholesale, warehouse and distribution operations ² Outdoor storage of nonhazardous, inert material or equipment such as building contractor storage ² Commercial laundry or dry cleaner ² Automotive and truck repair and other machinery repair facilities ² Manufacturing, fabrication, assembly operations, within a completely enclosed structure ² Day-care center or facility ² Nuisance industry ²	Schools ²	40,000	105	150	80	30	30/60	70%	35%
Offices ² Crematorium ²	Churches and similar places of worship ²	80,000	140	200	100	50	50/100	70%	35%
Motor vehicle sales, new and used ²		100,000	140	200	100	80	50/100	60%	30%
Agricultural and horticultural operations, subject to § 150-19 ¹		200,000	210	300	100	150	60/150	20%	10%
Car wash ²		30,000	70	125	50	50	25/40	30%	15%
Regulated public utility structures, subject to § 150-20 ² Town-owned public park Coordinated business park, subject to § 150-15G ²									
	Senior living and care community ² Affordable senior living and care community ²	1,306,800	500	500	50	30	30/60	70%	35%

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.