

ZONING

165 Attachment 1

TOWN OF FARMINGTON

SCHEDULE 1¹

LOT AREA, BULK AND COVERAGE REQUIREMENTS

[Amended 7-27-1981 by L.L. No. 4-1981; 6-10-1986 by L.L. No. 4-1986;
3-24-1987 by L.L. No. 1-1987; 1-4-1988 by L.L. No. 1-1988; 5-25-1993 by L.L. No. 2-1993;
4-22-1997 by L.L. No. 3-1997; 12-12-2000 by L.L. No. 1-2000; 12-22-2009 by
L.L. No. 6-2009; 4-27-2010 by L.L. No. 3-2010;
5-25-2010 by L.L. No. 4-2010; 5-25-2010 by L.L. No. 5-2010]

Zoning District	Lot Area Requirements			Yard Requirements			Lot Coverage Maximum Building Area (% of lot)	Height Limitations ⁷	
				Minimum Building Setback Requirements					
	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Front (feet)	Rear (feet)	Each Side (feet)		Maximum Structure Height (feet)	Maximum Number of Stories
A-80	80,000	300	250	60	20	20	25%	35	2½
RR-80	80,000	300	250	60	20	20	25%	35	2½
RS-25	25,000	125	150	50	15	15	25%	35	2½
R-7.2	7,200 ²	60	—	35	30	7½, one side 15, total both sides	—	—	—
	8,000 ⁵	80	—	35	30	7½, one side 15, total both sides	—	—	—
	9,600 ³	80	—	35	30	7½, one side 15, total both sides	—	—	—
	10,800 ⁶	90	—	35	30	7½, one side 15, total both sides	—	—	—
	0 ⁴	—	—	35	30	7½, one side 15, total both sides	—	—	—
R-1-15	15,000	100	150	50	15	15	25%	35	2½
R-1-10	10,000	75	100	40	15	10, one side 25, total both sides	25%	35	2½
R-2	10,000 ²	100	100	50	15	15	30%	35	2½
	17,500 ³	100	150	50	20	15	30%	35	2½
RMF	10,000 ²	100	100	50	15	15	30%	50	3
	17,500 ³	100	150	50	20	15	30%	50	3
	3 acres ⁴								
RB	40,000	150	200	75	30	30	35%	35	3
NB ⁸	20,000	100	150	75	30	30	40%	35	3
GB	40,000	150	200	75	30	30	35%	80	7
LI	60,000	250	200	80	30	30	35%	50	3
GI	2 acres	200	300	80	30	30	35%	50	3
PD	5 contiguous acres	Specific requirements to be established by Town Board and Planning Board as part of rezoning process							

NOTES:

- ¹ See additional area requirements in Article IV for special permit uses.
- ² Minimum lot size for a single-family residential structure.
- ³ Minimum lot size for a two-family residential structure.
- ⁴ Minimum lot size for a multiple-family residential development.
- ⁵ Minimum lot size for a single-family dwelling on a corner lot.
- ⁶ Minimum lot size for a two-family dwelling on a corner lot.
- ⁷ See § 165-68 for the permitted heights of personal wireless telecommunications facilities towers.
- ⁸ Minimum lot size for a single-family residential structure where no public sewer service exists, in a NB Neighborhood Business District, shall be 25,000 square feet.
- ⁹ See § 165-84.2, on-site-use wind energy systems, Subsection F(2), regarding special use permit criteria of height of on-site-use wind energy systems.

XXXXX CODE

10 See § 165-32, WEFD Wind Energy Farm District, for regulations for wind energy farm systems.