

ZONING

174 Attachment 2

Village of Hamilton

Appendix A, Schedule II: Bulk Zoning

District	Structure	Lot Area (square feet)	Lot Width (feet)	Front Min. (feet)	Front Max. (feet)	Side (feet)	Rear (feet)	Coverage	Max. Floors	Max. Height (feet)
Family Residential	Dwelling: one family	11,000	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
	Dwelling: one family/ supplemental apartment	12,500	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
	Dwelling: two family	15,000	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
	Dwelling: existing multifamily	20,000 plus 2,000 per dwelling unit in excess of three	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
	Dwelling: converted from existing structure	Must meet the bulk zoning and setbacks for the use to which it is converted								
	Dwelling: townhouse (three unit maximum)	8,000 per unit ^b	85	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
	Dwelling: accessory structure	NA	65	NA	No accessory building in front yard	5	10	Included in calculation of primary	1.5	18
	Other	12,500	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
Mixed Use Green	In the MG, lot area minimums for residential and commercial uses are coincident, not additive.									
	Dwelling: one family	11,000	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35

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	Dwelling: one family/ supplemental apartment	12,500	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
	Dwelling: two family	15,000	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
	Dwelling: existing multifamily	20,000 plus 2,000 per dwelling unit in excess of three	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
	Dwelling: townhouse (three unit maximum)	8,000 per unit ^b	85	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
	Dwelling: accessory structure	NA	65	NA	No accessory building in front yard	5	10	Included in calculation of primary	2.5	30
	Other	12,500	65	25 ^a	40 ^a	10 each side; 20 total	50	25%	2.5	35
Mixed Use Perimeter	In the MUP, lot area minimums for residential and nonresidential uses are coincident, not additive.									
	Dwelling: one unit	11,000	65	25 ^a	40 ^a	10 each side; 20 total	50 ^c	25%	2.5	35
	Dwelling: two unit	15,000	65	25 ^a	40 ^a	10 each side; 20 total	50 ^c	25%	2.5	35
	Dwelling: three unit	15,000 square feet; 12 resident maximum	65	25 ^a	40 ^a	10 each side; 20 total	50 ^c	25%	2.5	35
	Dwelling: townhouse (three unit maximum)	8,000 per unit ^b	85	25 ^a	40 ^a	10 each side; 20 total	50 ^c	25%	2.5	35
	Nonresidential	10,000	65	25 ^a	40 ^a	10 each side; 20 total	50 ^c	25%	2.5	35
Mixed Use Center	In the MUE, lot area minimums for residential and commercial uses are coincident, not additive.									
	Dwelling: maximum 16 residents	No minimum	No minimum	No minimum	NA	No minimum	No minimum	80%	3	45
	Nonresidential	No minimum	No minimum	No minimum	NA	No minimum	No minimum	80%	3	45

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Mixed Use Eaton	In the MUE, lot area minimums for residential and commercial uses are coincident, not additive.									
	Dwelling: one unit	1,000 per resident 15,000 minimum	65	10	10	10 feet each; 20 total; minimum of 15 where adjoining the residential district	50	33%	3	40
	Dwelling: two unit	1,000 per resident 15,000 minimum	65	10	10	10 feet each; 20 total; minimum of 15 where adjoining the residential district	50	33%	3	40
	Dwelling: multiunit	1,100 square per resident and 15,000 minimum, 40 resident maximum	65	10	10	10 feet each; 20 total; minimum of 15 where adjoining the residential district	50	33%	3	40
	Retail and other permitted commercial use	15,000	65	10	10	10 feet each; 20 total; minimum of 15 where adjoining the residential district	50	33%	3	40

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Business North										
	Residential	1,100 per resident and 15,000 square feet minimum	50	25	NA	10 feet each; 20 total; minimum of 15 where adjoining the residential district	10	40%	3	45
	Residential	15,000 square feet minimum	50	10	NA	10 feet each; 20 total; minimum of 15 where adjoining the residential district	10	40%	3	45
Business Development	All use	20,000 square feet minimum	At discretion of Planning Board	25	NA	15 each side; 30 total	30	60%	NA	65
Business Aviation	All use	15,000 square feet minimum	At discretion of Planning Board	25	NA	15 each side; 30 total	30	60%	NA	65
Business Hospital	All uses	10,000 square feet minimum	At discretion of Planning Board	25	NA	15 each side; 30 total	30	50%	NA	65
University 1 and University 3	All uses	NA	NA	NA	NA	NA	NA	NA	NA	NA
University 2	Dwelling: one unit	11,000	65	25 ^a	40 ^a	10 each side; 20 total	30	25%	2.5	35

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	Dwelling: two unit	15,000	65	25 ^a	40 ^a	10 each side; 20 total	30	25%	2.5	35
	Dwelling: three unit	15,000 square feet; 12 resident maximum	65	25 ^a	40 ^a	10 each side; 20 total	30	25%	2.5	35
	University use; dormitory, sorority, fraternity		80	25 ^a	NA	10 each side; 20 total	30	25%	2.5	35

NOTES:

- ^a See § 174-44 for calculation of front yard setback calculation relative to neighboring properties.
- ^b If townhouses are offered for individual sale, cluster development guidelines must be adopted to the property.
- ^c Where the historic shape of lots makes this rear yard setback impossible, this requirement may be amended by the Planning Board.