

ZONING, HAMLET

301 Attachment 4

Town of Macedon

Hamlet Zoning Bulk and Use Table

District	Permitted Uses (*permitted by special use permit only)	Minimum Lot Size			Minimum Setbacks						Max. Building Height	Max. Lot Coverage
					Principal Building				Accessory Building			
		Area (square feet/acres)	Width (feet)	Depth (feet)	Front	Rear	Side					
							One	Both				
R-1 Residential	Single-family dwellings (1)	20,000	100	150	40	40	20	40	15	10	35	20%
	Single-family dwellings	15,000	90	125	40	30	15	30	15	10	35	30%
	*Two-family dwellings, including duplexes	30,000	150	175	40	40	20	40	15	10	35	20%
	*Essential services				50	50	50	100	50	25	24	10%
	*Public and semi-public uses and buildings	40,000	175	200	50	50	30	50	25	15	35	25%
	*Cluster residential developments	15 acres (2)	Detailed design standards specified in § 301-57									
	*Multiple-family developments	3 acres	Detailed design standards specified in § 301-55									
	Townhouse clusters and developments	3 acres	Detailed design standards specified in § 301-56									
R-2 Residential	Single-family dwellings	10,000	75	100	25	25	10	25	10	10	35	40%
	Two-family dwellings, including duplexes	20,000	100	150	25	25	20	40	15	10	35	20%
	*Essential services				30	30	20	40	20	15	24	10%
	*Buildings, public or semi-public	30,000	175	200	50	50	30	60	25	15	35	50%
	*Cluster residential developments	15 acres (2)	Detailed design standards specified in § 301-57									
	*Multiple-family developments	3 acres	Detailed design standards specified in § 301-55									
	Townhouse clusters and developments	3 acres	Detailed design standards specified in § 301-56									
R-3 Residential	Cluster residential developments	15 acres (2)	Detailed design standards specified in § 301-57									
	Dwellings, multifamily	2 acres	Detailed design standards specified in § 301-55									
	Dwellings, townhouse	2 acres	Detailed design standards specified in § 301-56									
	Dwellings, semi-detached	20,000	100	150	25	25	20	40	15	10	35	20%
	*Essential services				30	30	20	40	20	15	25	10%
	*Buildings, public or semi-public	30,000	175	200	50	50	30	50	25	15	15	50%
	Townhouse clusters	2 acres	Detailed design standards specified in § 301-56									
	Townhouse developments	2 acres	Detailed design standards specified in § 301-56									
WMU Waterfront Mixed Use	Apartments	Permitted only as part of an approved mixed-use building										
	Assembly uses	2 acres	200	200	40	40	20	60	25	15	50	40%

MACEDON CODE

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					Principal Building				Accessory Building			
		Area (square feet/acres)	Width (feet)	Depth (feet)	Front	Rear	Side					
							One	Both				
	Boat launching facilities	20,000	150	175	40	40	20	40	15	10	25	20%
	Buildings, mixed-use	1 acre	150	150	20	20	10	30	15	10	20	50%
	Building, public or semi public	30,000	175	200	50	50	30	60	25	15	35	50%
	Buildings, office	Permitted only as part of an approved mixed-use building										
	Camping grounds	3 acres	300	300	20	20	10	30	15	10	25	10%
	Charter boat establishments	20,000	150	175	40	40	20	40	15	10	25	20%
	Cultural use facilities or museums	2 acres	200	200	40	40	20	60	25	15	50	40%
	Dwellings, multifamily	Permitted only as part of an approved mixed-use building										
	Docks	12,000	100	100			5	15	10	10	15	10%
	Inns	30,000	150	175	40	40	20	40	15	10	50	20%
	Marinas	20,000	150	175	20	20	20	40	15	10	35	20%
	Mixed-use developments	3 acres	300	300	As prescribed by each use						10	60%
	Personal service establishments	Permitted only as part of an approved mixed-use building										
	Restaurants, eateries	Permitted only as part of an approved mixed-use building										
	Restaurants, full-service	Permitted only as part of an approved mixed-use building										
	Small-scale accommodations	Permitted only as part of an approved mixed-use building										
	Small retail	Permitted only as part of an approved mixed-use building										
C Commercial	Retail and service uses (5)				0	6	6	12	8	6	40	75%
	Essential services				0	6	6	12	6	6	24	50%
	Motor vehicle service stations (8)	12,000	80	125	40	30	15	30	30	15	34	30%
	*Auto repair shops (8)	12,000	80	0	0	30	15	30	30	15	24	30%
	*Car wash establishments (7)	20,000	100	50	50	40	25	50	40	25	24	20%
I Industrial	Light industrial research offices (8)			50 (4)		50	25	50	50	25	40	65%
	*Essential services				50	50	25	50	50	25	24	50%
	*Motor vehicle service stations (8)	12,000	80	125	40	30	15	30	30	15	34	30%
	*Repair shops (8)	12,000		80	125	40	30	15	30	30	15	24%
	*Car wash establishments (7)	20,000		100	150	30	40	25	50	40	25	24%

NOTES:

* For all uses in the WMU District on lots abutting the Erie Canal, the Erie Canal frontage shall be considered the front yard.