

ZONING

167 Attachment 1

Town of Malta

Area, Frontage, Bulk, Height, and Setback Requirements for Residential and Land Conservation Zoning Districts [Amended 5-1-2006 by L.L. No. 3-2006; 2-1-2016 by L.L. No. 1-2016; 6-3-2019 by L.L. No. 3-2019]

District	Permitted Principal Use	Special Permit Required For	Minimum Lot Size (square feet)	Minimum Frontage Width (feet)	Maximum Building Coverage of an Area	Maximum Building Height (feet)	Minimum Yard Dimensions			
							Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
R-1	Agriculture, excluding poultry, livestock and fowl		217,000	400	15%	35	50	50	50	
	One-family dwelling		40,000	200	18%	30	50	15	30	
	Residential home business		40,000	200	18%	30	50	15	30	
		Two-family dwelling		40,000	200	25%	30	50	15	30
		Church/Rectory		160,000	300	25%	50	50	30	60
		Library or museum		100,000	300	20%	60	30	30	60
		Temporary mobile home		40,000	200	none	none	none	none	none
R-3	One-family dwelling		40,000	200	18%	30	50	15	30	
	Townhouse		40,000	200	18%	30	50	15 ¹	30	
	Mobile home park		15,000 per unit	100 per unit	20%	14	25 per unit	15	30	
	Residential home business		40,000	200	18%	30	50	15	30	
		Church/Rectory		160,000	300	25%	50	50	30	60
		Library		100,000	300	20%	30	60	30	60
		Two-family dwelling		40,000	200	25%	30	15	30	30
R-4	One-family dwelling		15,000	100	30%	30	40	12	30	
		Temporary mobile home		15,000	100	none	none	none	none	
R-5	One-family dwelling		80,000	200	18%	30	50**	15	30	
	Residential home business		80,000	200	18%	30	50**	15	30	

¹ There shall be a zero set-back requirement for the property line bisecting the dwelling units (reference § 167-6).

MALTA CODE

District	Permitted Principal Use	Special Permit Required For	Minimum Lot Size (square feet)	Minimum Frontage Width (feet)	Maximum Building Coverage of an Area	Maximum Building Height (feet)	Minimum Yard Dimensions		
							Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
R-5 (continued)		Agriculture (poultry, livestock and fowl)	217,000	400	15%	35	50**	50	50
		Two-family dwelling	80,000	200	25%	30	50**	15	30
		Church/rectory	160,000	300	25%	50	50**	30	60
		Library or museum	100,000	300	20%	60	50**	30	60
		Temporary mobile home	80,000	200	none	none	none	none	none
R-6	One-family dwelling		80,000	300	18%	30	50	15	30
	Residential home business		80,000	300	18%	30	50	15	30
		Agriculture (poultry, livestock and fowl)			15%	30	50	50	30
		Two-family dwelling	80,000	300	25%	30	50	15	30
		Church/Rectory	160,000	300	25%	50	50	30	60
		Library or museum	100,000	300	20%	60	60	30	60
		Temporary mobile home	80,000	300	none	none	none	none	none
		Agriculture, excluding poultry, livestock and fowl			15%	35	50	50	30
R-8	One-family dwelling		200,000	300	18%	30	50	15	30
	Residential home business		200,000	300	18%	30	50	15	30
		Agriculture, including poultry, livestock and fowl	217,000	400	15%	35	50	50	30
		Two-family dwelling	200,000	300	25%	30	50	15	30
		Church/Rectory	160,000	300	25%	50	50	30	60
		Library or museum	200,000	300	20%	60	60	30	60
		Temporary mobile home	200,000	300	none	none	none	none	none
		Agriculture, excluding poultry, livestock and fowl	Poultry, livestock and fowl	217,000	400	NA	35	50	50
Land Conservation									

Minimum green space for all uses, excluding residential: 50%.

** Lots on Route 67 east of Round Lake or Little Round Lake shall have a minimum front yard setback of 75 feet.