

ZONING

165 Attachment 1

Town of Halfmoon

Schedule A

[Amended 2-18-1997 by L.L. No. 1-1997; 9-19-2012 by L.L. No. 3-2012; 6-19-2019 by L.L. No. 8-2019; 4-6-2022 by L.L. No. 1-2022; 5-21-2025 by L.L. No. 1-2025]

[Unless otherwise specified, general standards apply to all permitted uses in the district.]

District	Permitted Principal Use (See Article V)	Special Permit Required	Minimum Lot Size Area (square feet)	Minimum Lot Width (feet)	Maximum Building Coverage % of area	Maximum Building Height (feet)	Minimum Yard Dimensions (feet)					
							Front Yard	Side Yard		Rear Yard	Green Space %	
								One	Both			
A-R and R-1	Single-family dwelling • public sewer and water • public sewer or water • no utilities											
			20,000	100	20	35	50	15	30	50		
			30,000	150	20	35	50	15	30	50		
		40,000	150	20	35	50	15	30	50			
		2-family dwelling • public water and sewer • public water or sewer • no utilities										
				40,000	150	20	35	50	15	30	50	
				40,000	150	20	35	50	15	30	50	
		40,000	150	30	35	50	15	30	50			
		Farm		80,000	150	30	35 ⁴	50	50	100	50	
		Convalescent ¹ or nursing home		2,000/bed	200	20	35	50	15	30	50	20
		Marina ¹		40,000	200	25	35	50	30	60	50	20
		Funeral home ¹		40,000	200	25	35	50	15	30	50	20
		Recreation ¹ area-club		40,000	200	25	35	50	15	30	50	20
		Church ¹		120,000	200	25	35	50	15	30	50	20
	Public utility ¹ use or structure		80,000	150	20	35	50	15	30	50	20	
	Cemetery ¹		80,000	150	20	35	50	15	30	50	--	

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							Front Yard	Side Yard	Rear Yard	Green Space %	
R-2 Residence	General – Same as R-1 above. Mobile home park, as regulated by the Trailer Ordinance of the Town of Halfmoon.										
R-3	Single-family and 2-family dwellings	See R-1 above									
	3-family dwelling	All uses allowed by special permit in R-1 District (See requirements above.)	30,000	150	25	35	50	15	30	30	
	• public sewer and water		40,000	150	25	35	50	15	30	30	
	• public water or sewer		50,000	150	25	35	50	15	30	30	
	4-family dwelling										
	• public water and sewer		40,000	150	25	35	50	15	30	30	
	• public water or sewer		50,000	150	25	35	50	15	30	30	
• no utilities	60,000	150	25	35	50	15	30	30			
PO-R	General:	All uses allowed by special permit in R-1 District; see requirements above.									
	• public sewer and water		25,000	150	20	35	70	10	25	30	20
	• public sewer or water		35,000	150	20	35	70	10	25	30	20
	• no utilities		45,000	150	20	35	70	10	25	30	20
C-1, W-1, and W-2 uses that are also permitted in the W-1 District	General:	General: • public sewer and water • public sewer or water • no utilities									
	• public sewer and water		25,000 ²	150	50 ³	35 ⁴	50	15	30 ⁵	25 ⁵	20
	• public sewer or water		35,000	150	50 ³	35 ⁴	50	15	30 ⁵	25 ⁵	20
• no utilities	45,000	150	50 ³	35 ⁴	50	15	30 ⁵	25 ⁵	20		

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							Front Yard	Side Yard	Rear Yard	Green Space %	
LI-C Light Industrial	General	See Article V, § 165-15									
	• public sewer and water	• public sewer and water	40,000	150	50 ³	35 ⁴	50	15	30 ⁵	30 ⁵	20
	• public sewer or water	• public sewer or water	50,000	150	50 ³	35 ⁴	50	15	30 ⁵	30 ⁵	20
	• no utilities	• no utilities	60,000	150	50 ³	35 ⁴	50	15	30 ⁵	30 ⁵	20
M-1, M-2, and W-2 uses that are also permitted in the M-2 District	General										
	• public sewer and water		40,000	150	50 ³	35 ⁴	50	15	30 ⁵	25 ⁵	20
	• public sewer or water		50,000	150	50 ³	35 ⁴	50	15	30 ⁵	25 ⁵	20
	• no utilities		60,000	150	50 ³	35 ⁴	50	15	30 ⁵	25 ⁵	20
NB-1	General	See Article V § 165-17	20,000 ⁶	100	20	35	50	10	25	30	20
Exceptions to minimum dimensions listed in all districts	Route 9		25,000	150							
	Route 146		28,000	150			70				
	Route 91 (Grooms Road)		25,000	150							
	Route 94 Guideboard Road		25,000	150							
	Route 236		25,000	150							
	Routes 4 and 32 (west side only)						70				
	Routes 4 and 32 (both sides)		25,000	150							

NOTES:

¹ The Planning Board may require larger lot sizes depending on the availability of public water and/or sewer.

² Subject to site plan review and approval, and ability to meet parking setback and green space requirements and ability to connect to public sewer and water.

³ Subject to site plan review and approval.

⁴ Heights in excess of 35 feet may be submitted to the Planning Board as part of the site plan.

⁵ If adjacent to a residential zone see Article VII, § 165-32F, Transition yard requirements.

⁶ The Planning Board may consider a minimum 10,000 square foot lot under the conditions set forth in Article V, § 165-17B(3).

⁷ (Reserved)

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⁸ Residential uses in M-2, W-1 and W-2 districts must meet the Schedule A requirements for residential uses in R-1/A-R districts.