

# ZONING

## *149 Attachment 1*

### Schedule of Regulations

#### Town of Moreau

#### One-Family Residential Districts (R-1)

[Amended 4-27-1990 by L.L. No. 1-1990; 10-14-1997 by L.L. No. 9-1997; 8-22-2006 by L.L. No. 2-2006; 6-14-2022 by L.L. No. 3-2022]

Permitted Principal Use	Permitted Accessory Use	Uses Permitted by Special Permit by the Board of Appeals	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage (percent of area)	Minimum Floor Area (square feet)	Maximum Structure Height (feet)	Minimum Setback (feet)			
									Front	Side	Rear	
1-family dwelling	Garage, private swimming pool, private toolshed Greenhouse, private Signs, as regulated by the Town Any other accessory building or use customarily incidental to the principal use Public utility use as defined in § 149-5 Private boathouse; private dock		22,500 with public water and public sewer, 22,500 without public water	100	100	25%	800	38	30	12	30	
		Place of worship and associated buildings	100,000	300	300	25%	800	50	80	30	60	
		Public or private school	5 acres	400	300	20%	1,200	35	80	40	80	
		Museum	100,000	300	300	10%	1,200	30	60	30	60	
		Municipal building	100,000	300	300	20%	1,200	30	80	30	60	
		Public library	100,000	300	300	10%	1,200	30	60	30	60	
		Day-care center	30,000	150	150	25%	1,200	30	40	12	30	
		Playground	120,000	400	200	10%	None	30	50	30	60	
		Office of commonly recognized profession when conducted in a dwelling by the inhabitant thereof										
		Park	None	None	None	None	None	800	None	None		
Home occupations, as defined by this chapter												