

ZONING

149 Attachment 2

Schedule of Regulations Town of Moreau

One- and Two-Family Residential Districts (R-2)

[Amended 4-7-1998 by L.L. No. 4-1998; 8-22-2006 by L.L. No. 2-2006; 3-11-2008 by L.L. No. 3-2008; 6-14-2022 by L.L. No. 3-2022]

Permitted Principal Uses	Permitted Accessory Uses	Uses Permitted by Special Permit By the Board of Appeals/Planning Board ¹	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	Same as R-1		22,500 with public water and public sewer	125	125	25%	800	38	40	15	30	
			32,500 without public water	175	175	25%	800	38	40	15	30	
Senior 1-family dwelling ⁴	Same as R-1		22,500 with public water and public sewer	75	200	25%	800	38	30	10	30	
2-family dwelling	Same as R-1		1 acre	175	175	25%	1,200	38	40	15	30	
		Same as R-1 plus: Club or lodge	100,000	300	300	10%	1,200	38	60	30	80	
		Funeral Home	100,000	300	300	10%	2,000	38	60	30	80	
		Golf or country club	50 acres	400	None	2%	1,200	38	80	40	80	
		Swim Club	180,000	400	300	5%	1,200	38	80	40	80	
		Professional Office	60,000	250	200	20%	1,000	38	80	30	80	
		Grandstand or stadium	15 acres	600	600	None	None	50	80	40	80	
		Cemetery	5 acres	400	300	None	None	38			None	
		Day-care center	1 acre	150	150	25%	1,200	38	40	15	30	
		Quarries, gravel pits, mineral extraction	5 acres	None	None	None	None	None	None	None	None	None
		Telecommunication towers and related equipment ²	1 acre ³	200	200	60%	None	120				See Note 3

NOTES:

- 1 Site plan review by the Planning Board is required.
- 2 Telecommunications towers require a special use permit from the Planning Board on town-owned property within that portion of the R-2 District south of Nolan Road, west to the Hudson River, south to Butler Road to the east boundary of the R-2 District.
- 3 Lot size and setback are as specified in § 149-50.1.
- 4 A Senior One-Family Dwelling shall be a single family dwelling on a lot subject to residency and ownership requirements as provided below which will be included as deed restrictions in the deed for each lot designated to contain a Senior One-Family Dwelling ("Senior Lot"). Each Senior Lot must be owned and occupied by at least one senior citizen who is 55 years of age or older and who resides therein ("Senior Owner/Occupier"). Ownership of a Senior Lot by the Senior Owner/Occupier shall be in fee simple, trust or life estate. In the event of the death of a Senior Owner/Occupier, or in the event the Senior Owner/Occupier is not physically capable of residing on the Senior Lot as evidenced by a statement from a licensed physician, any other person(s) who had been lawfully residing on the Senior Lot with the Senior Owner/Occupier at the time of the death or disability of the Senior Owner/Occupier may continue to reside on the Senior Lot with the permission of the Senior Owner/Occupier or his/her legal representative for so long as the Senior Owner/Occupier owns the Senior Lot and the Senior Lot shall not otherwise be occupied by any other person. A Senior Lot shall not be sold or conveyed to anyone other than a Senior Owner/Occupier. Notwithstanding the provisions of this section to the contrary, a mortgagee who takes possession of, or title to, a Senior Lot as a result of a foreclosure action or by deed in lieu of foreclosure, shall not be subject to the ownership and occupancy restrictions contained in this section except that the mortgagee may only sell or convey said Senior Lot to a Senior Owner/Occupier. A Senior Lot must be serviced by municipal water and the ownership and residency restrictions applicable to the Senior Lot must appear on the subdivision plat and in deed restrictions to run with each Senior Lot and to be enforceable solely by the Town of Moreau. In the event the Town of Moreau amends this section to delete the ownership and residency restrictions pertaining to Senior Lots, then such restrictions contained in the deeds to any Senior Lot and/or contained on any filed subdivision plat shall be deemed terminated. Senior Lots may only be located in subdivisions approved after 3-11-2008. Said subdivisions shall contain a minimum of 20 acres of land with a minimum of 40% of such lots specifically designated as Senior One-Family Lots on the approved subdivision plat.