

ZONING

520 Attachment 1

Town of Hamlin

Table of Zoning Dimensional Requirements
[Amended 9-20-1994 by L.L. No. 3-1994; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

District	Area Density	Lot Width (feet)	Lot Depth (feet)	Setbacks (feet)			Building Height (feet)	Unit Size (square feet)	Lot Coverage
				Front	Side	Rear			
RV-L	5 acres	250	—	100	15	15	40/65	1 story and 1 1/2 stories: 1,200; 2 stories: 1,400	10%
R-L	2 acres	140	—	100	15	15	40/65	1 story and 1 1/2 stories: 1,200; 2 stories: 1,400	10%
R-L1	1 acre	120		70	15	15	40	1 story, 1 1/2 stories and 2 stories: 2,000	
R-M (single-family dwelling)	0.5 acre	100	—	70	15	15	40/65	1 story: 1,100; 1 1/2 stories: 1,200; 2 stories: 1,400	25%
R-M (two-unit townhouses)	0.8 acre	160	—	70	30	15	40/65	1 story: 1,000; 2 stories: 1,200	25%
R-H (single-family dwelling)	0.4 acre	100	—	70	15	15	40/65	1 story: 1,000; 1 1/2 stories: 1,200; 2 stories: 1,400	25%
R-H (two-, three- and four-family dwellings)	0.6 acre	125	—	70	15	15	65	480	25%
R-H (townhouses)	6 per acre	20 min.	—	70	—	15	40/65	960	50%

HAMLIN CODE

District	Area Density	Lot Width (feet)	Lot Depth (feet)	Setbacks (feet)			Building Height (feet)	Unit Size (square feet)	Lot Coverage
				Front	Side	Rear			
R-H (apartments)	1 acre minimum; 10 per acre	—	—	70	15	15	40/65	480	50%
SC (single-family, townhouses and two-family duplex)	6 dwelling units per acre			35	15	15	40		Max. building coverage: 25%; max. impervious area: 50%
SC (multifamily buildings)	10 dwelling units per acre			Subject to Planning Board approval during site plan review			40	1,200	Max. building coverage: 25%; max. impervious area: 50%
C-NB	—	100	200	70	10/25	30	40/65	—	66%
C-GB	—	100	200	70	10/25	30	40/65	—	75%
I	Hamlin Town Board								

ZONING

District	Area Density	Lot Width (feet)	Lot Depth (feet)	Setbacks (feet)			Building Height (feet)	Unit Size (square feet)	Lot Coverage
				Front	Side	Rear			
SR	2 acres	150	—	35	Not less than 6 or greater than 15	35	35	1 story and 1 1/2 stories: 1,200; 2 stories: 1,400	15%
R/CW	2 acres	140	200	100	15	70	40/45	(single-family residence) 1 story and 1 1/2 stories: 1,200; 2 stories: 1,400	30%
WR/OS	2 acres	140	150	50	30	50	40	—	25%

NOTES:

Lot size per Monroe County health regulations: In "no perc" situations (percolation rates greater than 60 minutes per inch), the minimum lot size is dependent on the following alternative septic systems:

- A. Raised fill system: The system requires a one-hundred-foot separation between any point of the raised sand fill system and any property line, including the street line.
- B. Mound system: The system requires a one-hundred-foot separation between any point on the boundary of the basal area (natural soil/fill interface of the mound) and any property line, including the street line.
- C. Intermittent sand filter, two-stage system: A separation of 100 feet must be maintained from any point on the raised sand fill bed to any property line, including the street line.

SR setbacks are explained in § 520-21C, Dimensional requirements