

# Zoning Schedule

## Part 1 Town of Somers

[Amended 11-27-1962; 8-12-1975; 11-12-1981; 6-14-1984; 8-8-1996 by L.L. No. 16-1996; 6-12-1997 by L.L. No. 7-1997; 12-19-2003 by L.L. No. 12-2003; 1-13-2022 by L.L. No. 3-2022]

Schedule Controlling Minimum Sizes of Lots, Yards and the Required Open Spaces, Maximum and Minimum Heights of Buildings, Minimum Livable Floor Area, Percentage of Lot That May Be Occupied, Distances Between Buildings and Other Requirements																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	16	17	19	20	21	
District	Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses Permitted by Board of Appeals	Minimum Size of Lot per Dwelling Unit		Maximum Percentage of Lot to be Occupied		Minimum Size of Yards in Feet From Principal Building to Lot Lines				Minimum Distance in Feet From Accessory Use if Not Within or Attached to Principal Building			Height to Midpoint of Slope of Roof			Minimum Livable Floor Area per Dwelling Unit (square feet)	Off-Street Parking and Loading Areas and Required Landscaped Strips	
															Maximum		Minimum			
			General standards, § 170-59	Per Dwelling Unit (square feet)	Width at Front Lot Line (feet) <sup>1</sup>	For area exceptions, see § 170-48						For height exceptions, § 170-47			In Stories	In Feet to Midpoint of Slope of Roof	In Stories	In Feet to Highest Point of Roof		
						Building Coverage	Site Coverage	Front Yard	One Side Yard	Two Side Yards	Rear yard	See Note <sup>2</sup>	To Side Lot Line	To Rear Lot Line						
<b>Residence R120</b>	§ 170-10	§ 170-11 Signs, § 170-125	§§ 170-61 through 170-82 Signs, § 170-125	120,000	250	5	12	50	50	110	50	<sup>2</sup>	15	15	2 ½	Principal Use 30                      1                      13		2,000	§ 170-40A	
															1 ½	Accessory Use 15                      1                      10				
<b>Residence R80</b>	§ 170-10	§ 170-11 Signs, § 170-125	§§ 170-61 through 170-82 Signs, § 170-125	80,000 § 170-9	200	7	15	40	40	95	50	<sup>2</sup>	15	15	2 ½	Principal Use 30                      1                      13		1,500	§ 170-40A	
															1 ½	Accessory Use 15                      1                      10				
<b>Residence R40</b>	§ 170-10	§ 170-11 Signs, § 170-125	§§ 170-61 through 170-82 Signs, § 170-125	40,000 § 170-9	150	8	20	40	30	60	50	<sup>2</sup>	15	15	2 ½	Principal Use 30                      1                      13		1,250	Same as R80 above	
															1 ½	Accessory Use 15                      1                      11				
<b>Residence R10</b>	§ 170-10	§ 170-11 Signs, § 170-125	§§ 170-61 through 170-82 Signs, § 170-125	10,000 § 170-9	75	20	40	25	15	30	25	<sup>2</sup>	5	5	2 ½	Principal Use 30                      1                      13		1,000	Same as R80 above	
															1 ½	Accessory Use 15                      1                      11				

NOTES:  
<sup>1</sup> Except that, in approving new subdivisions, the Planning Board may reduce the frontage requirement to not less than 1/3 of the width requirement, provided that the lot fronts on a permanent turnaround and the full minimum width requirement is met at the front yard setback line.  
<sup>2</sup> The minimum distance between adjacent buildings shall be equal to ½ of the height of the higher building, but in no case less than 10 feet, except that where the State Building Construction Code is more restrictive said Code shall apply, said provision to be applicable to all districts referred to in § 170-4 of this chapter.  
<sup>3</sup> All buildings shall be set back at least 75 feet from any street line and 100 feet from a common property line with land in an adjoining single-family residence district.



## Zoning Schedule

### Part 2 Town of Somers

[Amended 11-27-1962; 8-12-1975; 11-12-1981; 6-14-1984; 8-8-1996 by L.L. No. 16-1996; 6-12-1997 by L.L. No. 7-1997; 12-19-2003 by L.L. No. 12-2003]

District	1	2	3	4	5	6	7	8	9	10	11	12	13	14	16		17	19	20	21	
	Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses Permitted by Board of Appeals	Minimum Size of Lot per Dwelling Unit		Maximum Percentage of Lot to be Occupied		Minimum Size of Yards in Feet From Principal Building to Lot Lines				Minimum Distance in Feet From Accessory Use if Not Within or Attached to Principal Building			Height to Midpoint of Slope of Roof				Minimum Livable Floor Area per Dwelling Unit (square feet)	Off-Street Parking and Loading Areas and Required Landscaped Strips	
															Maximum		Minimum				
For area exceptions, see § 170-48																For height exceptions, § 170-47				Minimum Livable Floor Area per Dwelling Unit (square feet)	Off-Street Parking and Loading Areas and Required Landscaped Strips
In Stories	In Feet to Midpoint of Slope of Roof	In Stories	In Feet to Highest Point of Roof	Principal Building	Accessory Building	Front Yard	One Side Yard	Two Side Yards	Rear yard	See Note <sup>2</sup>	To Side Lot Line	To Rear Lot Line									
													Multifamily Residence MFR-BP	§§ 170-10, 170-13	§ 170-11 Signs, § 170-125	--	10 acres per development; no minimum per dwelling unit	--	20	--	75 <sup>3</sup>
1 ½	30	1	13	15	1	11															
Multifamily Residence MFR-H	§§ 170-10, 170-13	§ 170-11 Signs, § 170-125	--	10 acres per development; no minimum per dwelling unit	--	15	--	75 <sup>3</sup>	50 <sup>3</sup>	100 <sup>3</sup>	50 <sup>3</sup>	2	50 <sup>3</sup>	50 <sup>3</sup>	2	Principal Use		§ 170-13 A(15)(c)	§ 170-13A(6) and (13)		
															1 ½	30	1			13	15

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<sup>3</sup> All buildings shall be set back at least 75 feet from any street line and 100 feet from a common property line with land in an adjoining single-family residence district.