

ZONING

147 Attachment 1

Town of Liberty

Schedule of District Regulations

[Amended 10-12-1994 by L.L. No. 1-1994; 5-12-1997 by L.L. No. 2-1997; 8-11-1997 by L.L. No. 5-1997; 2-13-2001 by L.L. No. 2-2001; 6-28-2001 by L.L. No. 5-2001; 5-21-2007 by L.L. No. 6-2007; 5-21-2007 by L.L. No. 7-2007; 3-21-2011 by L.L. No. 1-2011; 8-5-2013 by L.L. No. 1-2013; 12-16-2013 by L.L. No. 5-2013; 8-20-2018 by L.L. No. 1-2018; 8-21-2023 by L.L. No. 2-2023; 4-15-2024 by L.L. No. 3-2024]

Hierarchy of District Intent							
District Name and Intent	Principal Uses (Development Standard A)	Special Uses (Development Standard A or B dependent upon use)	Standard	Accessory Uses	Development Standards		
						A	B
<b>AC - Agricultural Conservation:</b> This district is intended to encourage preservation of agricultural land and open space. Minimize residential development through protection of sensitive natural areas, viable farmlands and water resources. Ensuring these resources protect the rural character of the Town and are used in ways which adapt to those limitations and do not threaten the health and safety of adjacent neighbors.	Dairy, livestock and poultry farming, the raising of crops, vineyards, and orchards. Nurseries and tree farms Greenhouses Wildlife preserves Single-family detached dwellings	Farm equipment sales and operation	A	Signs	Minimums:		
		Commercial stables and riding academies	A	Parking areas	Lot size	10 acres	10 acres
		Cemeteries	A	Home occupations	Lot width	200 ft	300 ft
		Animal hospitals	B	Carports and private garages	Lot depth	200 ft	300 ft
		Hunting and fishing camps	A	Swimming pools	Front yard	50 ft	75 ft
		Farm and garden stores and feed and fertilizer businesses	A	Other accessory uses customary to principle and special uses	Side yard	50 ft	75 ft
		Auction barns	B	Gardens	Rear yard	50 ft	100 ft
		Single-family conservation developments	A	Farm stands	Maximums:		
		Bed and breakfast/inns	A	Storage and machinery sheds, barns and coops	Building		
		Saw mills and other wood product industries	B	Silo and grain bins	Height	50 ft	50 ft
		Essential services	A		Building	20%	20%
		Shooting ranges	B		Coverage		
		Electronic reception devices	A				
		Agri-business	A				
		Agri-tourism	A				
Places of worship	B						
Private schools	B						
					Conservation Subdivision Minimum open space: 50% of original lot Minimum lot size: 2 acres Setbacks/dimensions: same minimums as above		

LIBERTY CODE

Hierarchy of District Intent							
District Name and Intent	Principal Uses (Development Standard A)	Special Uses (Development Standard A or B dependent upon use)	Standard	Accessory Uses	Development Standards		
						A	B
<b>RD - Rural Development:</b> The purpose of this district is to provide a transition area between the AC and R-1 Districts while complementing the agricultural lands and open space as well as providing low-density single-family dwellings that maintain the rural character of the Town.	The raising of crops, vineyards, and orchards Nurseries and tree farms Greenhouses Wildlife preserves Single-family detached dwellings	Animal hospitals Auction barns Cemeteries Commercial stables and riding academies Day care and nursery schools Essential services Farm and garden, feed and fertilize stores Hunting and fishing camps Dairy, livestock and poultry farming Farm equipment sales and service operations Golf courses and ski areas Recreational vehicle parks and campgrounds Restaurants and taverns Sawmills and other wood products industries Single-family conservation developments Bed and breakfast inns Hotels and motels Home occupations Electronic reception devices Agri-business Agri-tourism Places of worship Private schools	B B A A B A A A A A A A B B A A A B A A A A B B	Signs Parking areas Home occupations Gardens Carports and private garages Swimming pools Other accessory uses customary to principle and special uses Farm stands Storage and machinery sheds, barns and coops Silos and grain bins	Minimums: (per individual use with or without single-family dwellings) Lot size Lot width Lot depth Front yard Side yard Rear yard  Maximums: Building height Building coverage	3 acres 200 ft 200 ft 50 ft 25 ft 25 ft  35 ft 15%	3 acres 300 ft 300 ft 75 ft 75 ft 100 ft  35 ft 15%
					Conservation Subdivision: Minimum open space: 50% of original lot Minimum lot size: 60,000 square feet Setbacks/dimensions: same minimums as above		

Hierarchy of District Intent				
District Name and Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
<b>RD-2 Rural Development 2 District:</b> The purpose of this district is to provide for the establishment of new camps or additions to existing camps in a manner that is compatible with neighboring land uses and with the orderly development in the Town. The regulations of this district shall apply in addition to those of the underlying district(s).	Uses permitted in the underlying zoning district(s)	Special uses permitted in the underlying zoning district(s) and camps and additions to existing camps	Accessory uses permitted in the underlying zoning district(s), except as to camps there may be those features set forth in the definition of "camp" or set forth in § 147-4 as approved by the Planning Board	Those development standards permitted in the underlying zoning district(s), except as to camps, which shall be:  Minimums: Lot size: 25 acres (contiguous) Lot width and depth: 200 feet Setbacks: Greenspace buffer: New camps 150' from side and rear property lines, 75' front setback; expansion of nonconforming camps in accordance with § 147-32C. Individual setbacks: 25 ft between buildings Open space: 50%  Maximums: Building height: 35 Building coverage: 15% Lot coverage: 35%

ZONING

Hierarchy of District Intent							
District Name and Intent	Principal Permitted Uses (Development Standard A)	Special Uses (Development Standard A or B dependent upon use)	Standard	Accessory Uses	Development Standards		
					A	B	
<p><b>R-1 Low Density:</b> Residential: The purpose of this district is to provide areas adjacent to the village with neighborhoods of single-family and two-family dwellings of low to moderate density.</p>	<p>Single-family detached dwellings Two-family dwellings</p>	<p>Dog parks Essential services Single-/two-family conservation developments Bed-and-breakfasts Public parks and playgrounds Cemeteries Places of worship Private schools</p>	<p>B A A A B A B B</p>	<p>Signs Parking areas Home occupations gardens Carports and private garages Swimming pools Other accessory uses customary to principle and special uses Private garages, tool house and playhouses</p>	<p>Minimums (per dwelling unit): Lot area Lot area with offsite water and sewer Lot area offsite sewer only Lot area offsite water only Lot area onsite water and sewer Lot area all uses not a dwelling unit Lot width Lot depth Front yard Side yard Rear yard Floor area/dwelling unit  Maximums: Building height Building coverage</p>	<p>10,000 sq ft 10,000 sq ft 30,000 sq ft 30,000 sq ft 1 acre 1 acre 100 ft 100 ft 25 ft 15 ft 30 ft 1,000 sq ft  35 ft/2.5 stories 20%</p>	<p>10,000 sq ft N/A N/A N/A N/A 1 acre 200 ft 100 ft 25 ft 50 ft 50 ft N/A  35 ft/2.5 stories 20%</p>
<p><b>R-2 High Density Residential:</b> The purpose of this district is to provide areas adjacent to the village for higher density neighborhoods of single-family, two-family and multifamily dwellings.</p>	<p>Single-family detached dwellings Two-family dwellings</p>	<p>Dog parks Multi-family dwellings Essential services Public parks and playgrounds Bed-and-breakfasts Public schools Places of worship Private schools</p>	<p>B A A B A B B B</p>	<p>Other accessory uses customary to principle and special uses Home occupations Signs Private garages, tool houses, and playhouses Gardens</p>	<p>Minimums (per individual use): Lot area with offsite water and sewer Lot area offsite sewer only Lot area offsite water only Lot area onsite water and sewer Lot area Lot width Lot depth Front yard Side yard Side yard combined Rear yard Floor area/dwelling unit  Maximums: Building height Building coverage</p>	<p>7,000 sq ft 30,000 sq ft 30,000 sq ft N/A 1 acre 7,000 sq ft 60 ft 100 ft 25 ft 8 ft 20 ft 30 ft 800 sq ft  35 ft/2.5 stories 20%</p>	<p>N/A N/A N/A N/A 1 acre 200 ft 100 ft 25 ft 8 ft 20 ft 30 ft 800 sq ft  35 ft/2.5 stories 20%</p>

LIBERTY CODE

Hierarchy of District Intent					
District Name and Intent	Principal	Special Uses	Accessory Uses	Development Standards	
<b>DCC - Downtown Commercial Core:</b> This district is intended to provide for the development of a traditional historic hamlet, urban cores and community centers, with both commercial and residential uses within this area.	Bed and breakfast Business and professional offices Personal service shops Public buildings Storefront retail (<2,000 square feet)	Eating and drinking places Essential services Funeral homes Laundry and dry-cleaning establishments Retail and service establishments not exceeding 2,000 square feet Owner occupied upper story dwellings Printing occupations less than 2,500 square feet Theaters Places of worship Private schools	Other accessory uses customary to principal permitted and special uses Signs Home occupations	Minimums: Lot area Lot width Lot depth Front yard Side yard (as determined by applicable building code) Rear yard Floor area/dwelling unit  Maximum: Building height	4,000 sq ft 80 ft 80 ft 20 ft 30 ft  44 ft 800 sq ft  44 ft

Hierarchy of District Intent					
District Name and Intent	Principal	Special Uses	Accessory Uses	Development Standards	
<b>SC-Service Commercial:</b> This district is intended to provide areas within the Town for the development of commercial businesses and enterprises that serve the service needs of Liberty residents as well as the traveling public.	Personal service shops less than 5,000 square feet Business and professional offices less than 5,000 square feet	Animal hospitals Auction barns Cemeteries Indoor amusement parks such as bowling alleys, theaters and similar uses Other retail and service establishments involving less than 5,000 square feet in floor area Daycare and nursery schools Health institutions Hotels and motels Manufactured home sales Tennis, racquetball, basketball or similar sporting activities Convenience retail establishments less than 5,000 square feet Vehicle and equipment sales and service Manufacturing or industrial enterprises conducted under one roof involving less than 10 employees and less than 5,000 square feet of gross floor area Automobile service stations Electronic reception devices Restaurants and taverns Private schools Places of worship	Signs Parking areas Gardens Carports and private garages Swimming pools Other accessory uses customary to principle and special uses Nurseries	Minimums: Lot size: 10,000 sq. ft. Lot width: 80 ft Lot depth: 80 ft Front yard: 20 ft Side yard: 10 ft Rear yard: 10 ft  Maximums: Building height: 60 ft Building coverage: 75%	
<b>IC - Industrial Commercial:</b> This district is intended to provide areas within the Town for the development of job-producing business and industrial uses where such enterprises can be assured that their activities will not be in conflict with residential uses. Development of this zone should reflect the rural quality of the Town and should follow design guidelines to ensure buildings are compatible.	Businesses and professional offices Wholesale and warehouse businesses Building supply house Research, design and development laboratories Indoor agriculture	Dry cleaning and laundry plants Manufacturing, assembling, converting, alluring, finishing, cleaning or any other processing, handling or storage of materials Printing businesses Vehicle equipment sales and services Waste manufacturing facility Electronic reception devices Mixed use wholesale/retail Convenience retail establishments less than 5,000 square feet Essential services Lumber yards Automotive body shops Places of worship Private schools	Signs Parking areas Carports and private garages Swimming pools Other accessory uses customary to principle and special uses	Minimums: Lot size: 1 acre Lot width: 150 ft Lot depth: 150 ft Front yard: 50 ft Side yard: 30 ft Rear yard: 50 ft  Maximums: Building height: 44 ft Building coverage: 75%	

**ZONING**

District Name and Intent	Hierarchy of District Intent			Development Standards
	Principal	Special Uses	Accessory Uses	
<p><b>PUD - Planned Unit Development:</b> This district is intended to provide landowners with the flexibility to develop functionally integrated communities of a residential or resort nature using innovative techniques and open space design principles which assure the maximum protection of quality open space while achieving density no less than permitted using conventional subdivision procedures and protecting public health and safety.</p>		See § 147-23 of the Town of Liberty Zoning Law.		In accordance with the standards identified in § 147-23 of the Town of Liberty Zoning Code
<p><b>FP - Floodplain:</b> This is an “overlay” district defined by and subject to the requirements of the Town of Liberty Floodplain Law</p>	Same as district which this overlays, except as modified by Floodplain Law	Same as district which this overlays, except as modified by Floodplain Law	Same as district which this overlays, except as modified by Floodplain Law	Same as district which this overlays, except as modified by Floodplain Law
<p><b>RH - Resort Hotel:</b> This district is intended to provide areas within the Town for the normal development and expansion of resort hotel facilities along with related recreational enterprises, which facilities are typically characterized by a variety of building types, activities and densities of a substantially different nature from the surrounding area, including a mixture of recreational, commercial and residential uses.</p>	Hotels and motels Restaurants and taverns Tennis, racquetball, basketball and similar sporting facilities Single-family and two-family dwellings, not including mobile homes	Ski areas Commercial stables and riding academies Golf courses Other commercial recreational facilities Multiple dwellings, cooperative housing and time-shared development Single-family cluster development Convenience retail establishments Places of worship Private schools Destination resort	Signs Parking areas Home occupations Gardens Carports and private garages Swimming pools Private stables Electronic reception devices Other accessory uses customary to principle and special uses Nurseries	<p>Minimum lot size: Single-family dwellings: Off-site sewer only: 20,000 sq ft Off-site sewer and water: 20,000 sq ft Off-site water only: 30,000 sq ft On-site water and sewer: 1 acre All other uses: 3 acres</p> <p>Minimum lot width and depth: 150 ft Minimum yards: Front: 50 ft Side: 50 ft Rear: 50 ft</p> <p>Maximums: Building height 60 ft Building coverage: 20%</p>
<p><b>WP-Public Wellhead Protection Overlay District.</b> The purpose of the Wellhead Protection Overlay District is to minimize the potential for harmful or unwanted contaminants to enter the local water supply at wellheads within the Town from nearby activities. The regulations of this district shall apply in addition to those of the underlying district(s).</p>	Uses permitted in the underlying zoning district(s), except where the overlay prohibits such uses or activities, or imposes greater restrictions. See § 147-8.1	Special uses permitted in the underlying zoning district(s), except where the overlay prohibits such uses or activities, or imposes greater restrictions. See § 147-8.1.	Accessory uses permitted in the underlying zoning district(s), except where the overlay prohibits such uses or activities, or imposes greater restrictions. See § 147-8.1.	<p>Those development standards permitted in the underlying zoning district(s), except as otherwise specified in § 147-8.1.</p> <p>Lot size and dimensional requirements: same as underlying district(s) and in accordance with § 147-8.1</p>