

ZONING

87 Attachment 1

Village of Liberty

Schedule of District Regulations [Amended 8-9-2010 by L.L. No. 3-2010; 10-28-2014 by L.L. No. 3-2014; 7-15-2021 by L.L. No. 1-2021; 10-6-2022 by L.L. No. 3-2022; 9-21-2023 by L.L. No. 4-2023; 3-7-2024 by L.L. No. 1-2024; 5-1-2025 by L.L. No. 6-2025]					
District Intent	Principal Permitted Uses	Special Uses (§ 87-66)	Accessory Uses (§ 87-13)	Development Standards	
R-1 Residential Low Density: The purpose of the R-1 Residential District to provide areas within the Village for neighborhoods of single-family and two-family dwellings at low to moderate densities along with supporting uses such as schools, places of worship and recreation facilities.	Bed-and-breakfasts (§ 87-40) ¹ Essential services One-family detached dwellings Public buildings Public parks and playgrounds Two-family dwellings (§ 87-10A)	Agriculture (§ 87-34) Cemeteries Day-care facilities, family day-care only (§ 87-38) Nursery schools (§ 87-38) Places of worship, parish houses and parsonages Planned unit development (§ 87-28) Private community recreational facilities Residential conversions (§ 87-30) Home occupations, standard (§ 87-18)	Customary incidental uses and structures Minimal-impact home occupations (§ 87-18C) Private garages, toolhouses and playhouses Signs (Ch. 70)	Minimums: Lot area: Lot width: Lot depth: Front yard: Side yard: Side yards combined: Rear yard: Floor area per dwelling unit Maximums: Building coverage: Building height: Building height:	10,000 square feet 80 feet 100 feet 25 feet 10 feet 25 feet 30 feet 1,000 square feet 20% 35 feet 2.5 stories
R-2 Residential High Density: The purpose of the R-2 Residential District is to provide areas within the Village for higher-density neighborhoods of single-family two-family and multi-family dwellings along with supporting uses such as schools, places of worship and recreation facilities.	Bed-and-breakfasts (§ 87-40) ¹ Essential services One-family detached dwellings Public buildings Public parks and playgrounds Two-family dwellings (§ 87-10A)	Cemeteries Day-care facilities (§ 87-38) Dwelling, multifamily (§ 87-29) Health and senior care communities (§ 87-37) Home occupations, standard (§ 87-18) Housing/residential development Nursery schools (§ 87-38) Places of worship, parish houses and parsonages Planned unit development (§ 87-28) Private community recreational facilities Residential conversions (§ 87-30)	Customary incidental uses and structures Minimal impact home occupations (§ 87-18C) Private garages, toolhouses and playhouses Signs (Ch. 70)	Minimums: Lot area: Lot width: Lot depth: Front yard: Side yard: Side yards combined: Rear yard: Floor area per dwelling unit Maximums: Building coverage: Building height: Building height:	7,000 square feet 60 feet 100 feet 25 feet 8 feet 20 feet 30 feet 800 square feet 20% 35 feet 2.5 stories

NOTES:

¹ Subject to site plan review by Planning Board.

LIBERTY CODE

Schedule of District Regulations					
District Intent	Principal Permitted Uses	Special Uses (§ 87-66)	Accessory Uses (§ 87-13)	Development Standards	
<p>C Commercial: This district is intended to provide areas within the Village for the development of commercial businesses and enterprises that serve the service needs of village residents as well as the traveling public.</p>	<p>Agriculture (§ 87-34) Bed-end-breakfasts (§ 87-40) Cemeteries Essential services Nurseries and greenhouses One-family detached dwellings Personal service shops Places of worship, parish houses and parsonages Public buildings Public parks and playgrounds Retail and service establishments Two-family dwellings (§ 87-10A)</p>	<p>Animal hospitals Auto body repair (§ 87-39) Auto service stations (§ 87-39) Bowling alleys Building supply and lumberyards Business and professional offices Day-care facilities (§ 87-38) Dwelling, multifamily (§ 87-29) Eating and drinking places Funeral homes Health and senior care communities (§ 87-37) Home occupations, standard (§ 87-18) Hotels and motels (§ 87-36) Housing/residential development Institutions (§ 87-42) Laundry and cleaning establishments Light Industrial Machine shops Manufactured home parks Nursery schools (§ 87-38) Outdoor sales (§ 87-41) Planned unit development (§ 87-28) Printing operations Private community recreational facilities Recreational centers Research and development labs Residential conversions (§ 87-30) Seasonal recreational camp/school (§ 87-35) Theaters Vehicle and equipment sales and service Wholesale and warehousing</p>	<p>Customary incidental uses and structures Minimal-impact home occupations (§ 87-18C) Signs (Ch. 70)</p>	<p>Minimums: Lot area: 4,000 square feet Lot width: 50 feet Lot depth: 80 feet Front yard: 20 feet Side yard: 10 feet Side yards combined: 20 feet Rear yard: 10 feet Floor area per dwelling unit: 800 square feet</p> <p>Maximums: Building coverage: 100% Building height: 44 feet Building height: 4.0 stories</p>	

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Schedule of District Regulations					
District Intent	Principal Permitted Uses	Special Uses (§ 87-66)	Accessory Uses (§ 87-13)	Development Standards	
<p>DCC Commercial Core: This district is intended to complement the Downtown Liberty Historic District designation and provide for the development of both commercial and residential uses within this area.</p>	<p>Bed-and-breakfasts (§ 87-40) Essential services Personal service shops Public buildings Storefront retail Places of worship, parish houses and parsonages Upper-story dwellings</p>	<p>Eating and drinking places Business and professional offices Funeral homes Live and work units Laundry and cleaning establishments Other retail and service establishments¹ Printing operations of less than 2,500 square feet Theaters Urgent respite center</p>	<p>Customary incidental uses and structures Minimal-impact home occupations (§ 87-18C) Signs (Ch. 70)</p>	<p>Minimums: Lot area: 4,000 square feet Lot width: 50 feet Lot depth: 80 feet Front yard: 20 feet Side yard: None Side yards combined: None Rear yard: None Floor area per dwelling unit: 800 square feet</p> <p>Maximums: Building coverage: 100% Building height: 44 feet Building height: 4.0 stories</p>	
<p>M Manufacturing: This district is intended to provide areas within the Village 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.</p>	<p>Essential services</p>	<p>Agriculture (§ 87-34) Building supply and lumberyards Greenhouses Light industrial Machine shops Manufacturing and industrial enterprises Printing operations Research and development labs Retail outlets for on-site industrial uses Wholesale and warehousing</p>	<p>Customary incidental uses and structures Signs (Ch. 70)</p>	<p>Minimums: Lot area: 4,000 square feet Lot width: 100 feet Lot depth: 100 feet Front yard: 20 feet Side yard: 50 feet Side yards combined: 100 feet Rear yard: 50 feet</p> <p>Maximums: Building coverage: 100% Building height: 44 feet Building height: 4.0 stories</p>	

NOTES:

¹ Excluding auto, recreational vehicle and equipment sales and service, adult entertainment and bookstores, wholesale storage and warehousing establishments, gasoline filling stations, outdoor sales (§ 87-41) and uses involving hazardous substances in large quantities.