

ZONING

215 Attachment 3

Village of Hudson Falls

Table 3
Bulk and Area Requirements
 [Amended 7-14-2008 by L.L. No. 5-2008; 10-14-2011 by L.L. No. 4-2011;
 12-10-2012 by L.L. No. 3-2012; 9-14-2015 by L.L. No. 3-2015]

District	Minimum Lot Area (square feet)	Lot Width (feet)	Setbacks(feet)			Building Height (feet)	Lot Coverage
			Front	Side ²	Rear ²		
Class A	5,000 ¹	75	16 ³	8	8	35	N/A
Class B	5,000 ¹	75	16 ³	8	8	35	N/A
Class C	5,000 ¹	75	16 ³	8	8	35	N/A
Mixed Use	5,000 ⁴	50	16	8	8	60	90%
Commercial	5,000	50	16	8	8	50	90%
Industrial	5,000	200	50	25	25	60	90%

NOTES:

¹ Minimum lot area per dwelling unit or principal use.

² Three feet for detached accessory structures or sheds. A shed would be defined as a structure that is 200 square feet or less, with a door no bigger than six feet. No automobiles can be stored in a shed. A garage which is not attached to the residence must be five feet from all property lines and six feet from any other structure. If the garage is attached to the residence it must meet all requested setbacks for the zone.

³ Or the average of adjacent principal residential structures.

⁴ Multistory structures in the Mixed Use Zone may be the subject of an application for a special use permit from the Board of Trustees pursuant to § 215-12.2 for multifamily dwellings or apartment units on any floor of the structure other than the first or ground floor thereof.