

Village of Liberty Zoning Law - Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses (§87-66)	Accessory Uses (§87-13)	Development Standards
<p>R-1 Residential Low Density: The purpose of the R-1 residential District is 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.</p>	<p>Bed and breakfasts (§87-40)* Essential services One-family detached dwellings Public buildings Public parks and playgrounds Two-family dwellings (§87-10.A)</p> <p>* Subject to site plan review by Planning Board</p>	<p>Agriculture (§87-34) Cemeteries Day care facilities, family daycare only (§87-38) Nursery schools (§87-38) Places of worship, parish houses & parsonages Planned unit development (§ 87-28) Private community recreational facilities Residential conversions (§87-30)</p>	<p>Customary incidental uses and structures Minimal impact home occupations (§87-18.C) Private garages, tool houses & play houses Signs (§70-00)</p>	<p>Minimums:</p> <p>Lot area: 10,000 sf Lot width: 80 ft Lot depth: 100 ft Front yard: 25 ft Side yard: 10 ft Side yards combined: 25 ft Rear yard: 30 ft Floor area per dwelling unit 1,000 sf</p> <p>Maximums:</p> <p>Building coverage: 20% Building height: 35 ft Building height: 2.5 stories</p>
<p>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.</p>	<p>Bed and breakfasts (§87-40)* Essential services One-family detached dwellings Public buildings Public parks and playgrounds Two-family dwellings (§87-10.A)</p> <p>* Subject to site plan review by Planning Board</p>	<p>Cemeteries Day care facilities (§87-38) Health and senior care communities (§87-37) Home occupations - standard (§87-18) Multi-family dwellings (§87-29) Nursery schools (§87-38) Places of worship, parish houses & parsonages Planned unit development (§ 87-28) Private community recreational facilities Residential conversions (§87-30)</p>	<p>Customary incidental uses and structures Minimal impact home occupations (§87-18.C) Private garages, tool houses & play houses Signs (§70-00)</p>	<p>Minimums:</p> <p>Lot area: 7,000 sf Lot width: 60 ft Lot depth: 100 ft Front yard: 25 ft Side yard: 8 ft Side yards combined: 20 ft Rear yard: 30 ft Floor area per dwelling unit 800 sf</p> <p>Maximums:</p> <p>Building coverage: 20% Building height: 35 ft Building height: 2.5 stories</p>

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<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 and breakfasts (§87-40) Cemeteries Essential services Nurseries and greenhouses One-family detached dwellings Personal service shops Places of worship, parish houses & parsonages Public buildings Public parks and playgrounds Retail and service establishments Two-family dwellings (§87-10.A)</p>	<p>Animal hospitals Auto body repair (§87-39) Auto service stations (§87-39) Bowling alleys Building supply and lumber yards Business and professional offices Day care facilities (§87-38) Eating and drinking places Funeral homes Health and senior care communities (§87-37) Home occupations - standard (§87-18) Hotels and motels (§87-36) Institutions (§87-42) Laundry and cleaning establishments Machine shops Manufactured home parks Multi-family dwellings (§87-29) 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 (§87-18.C) Signs (§70-00)</p>	<p>Minimums: Lot area: 4,000 sf Lot width: 50 ft Lot depth: 80 ft Front yard: 20 ft Side yard: 30 ft Side yards combined: 60 ft Rear yard: 30 ft Floor area per dwelling unit 800 sf</p> <p>Maximums: Building coverage: 100% Building height: 44 ft Building height: 4.0 stories</p>

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<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</p>	<p>Eating and drinking places Business and professional offices Funeral homes Live and work units Laundry and cleaning establishments Other retail and service establishments* Owner-occupied upper-story dwellings Printing operations of less than 2,500 sq. feet Theaters</p> <p>* 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.</p>	<p>Customary incidental uses and structures Minimal impact home occupations (§87-18.C) Signs (§70-00)</p>	<p>Minimums: Lot area: 4,000 sf Lot width: 50 ft Lot depth: 80 ft Front yard: 20 ft Side yard: 30 ft Side yards combined: 60 ft Rear yard: 30 ft Floor area per dwelling unit: 800 sf</p> <p>Maximums: Building coverage: 100% Building height: 44 ft 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 lumber yards Greenhouses Retail outlets for on-site industrial uses Machine shops Manufacturing and industrial enterprises Printing operations Research and development labs Wholesale and warehousing</p>	<p>Customary incidental uses and structures Signs (§70-00)</p>	<p>Minimums: Lot area: 4,000 sf Lot width: 100 ft Lot depth: 100 ft Front yard: 20 ft Side yard: 50 ft Side yards combined: 100 ft Rear yard: 50 ft</p> <p>Maximums: Building coverage: 100% Building height: 44 ft Building height: 4.0 stories</p>