

Town of Harrietstown  
Schedule of Area and Bulk Regulations

Zoning District	Minimum Lot Area		Maximum Structure Coverage (percent)	Minimum Open Space (percent)	Maximum Structure Height (feet)	Minimum Lot Width (feet)	Minimum Setback or Yard Requirements <sup>2</sup>		
	(acres)	(square feet)					Front <sup>1</sup> (feet)	Side (feet)	Rear (feet)
Conservation (C-1)									
Rural Residential (R-1)									
Shoreline lot: As determined by NYSDEC									
With central water and common sewer	.5		25	25	35	100	50	12	25
Without central water or common sewer	.75		20	35	35	120	50	15	30
Nonshoreline lot	1.0		15	45	35	150	50	20	40
Shorefront Residential (R-2)									
With central water and common sewer		10,000	30	25	35	80	30	10	20
Without central water or common sewer		15,000	25	30	35	100	30	12	25
Without central water or common sewer		20,000	20	35	35	120	30	20	30
General Residential (R-3)									
With central water and common sewer	.5		25	25	35	100	30	12	25
Without central water or common sewer	.75		20	35	35	120	30	15	30
Without central water or common sewer	1.0		15	45	35	150	30	20	40
1-family or 2-family dwellings									
Multifamily dwellings <sup>3</sup>									
With central water and common sewer:									
For first 3 dwelling units		10,000	30	25	35	80	30	10	20
For each additional dwelling unit		15,000	25	30	35	100	30	12	20
Without central water or common sewer:									
For first 3 dwelling units		20,000	20	35	35	120	30	20	20
For each additional dwelling unit		4,000							
Without central water or common sewer:									
For first 3 dwelling units		15,000	30	25	35	100	50	12	25
For each additional dwelling unit		3,000							
Without central water or common sewer:									
For first 3 dwelling units		20,000	25	30	35	120	50	15	30
For each additional dwelling unit		4,000							
Without central water or common sewer:									
For first 3 dwelling units		24,000	20	35	35	150	50	20	40
For each additional dwelling unit		5,000							
Retail Business (B-1)	1.0 <sup>4</sup>		30	40	40	150	50	25	25
General Business (B-2)	2.0 <sup>4</sup>		30	40	40	200	50	50	50
Resort Business (B-3)	2.0 <sup>4</sup>		30	40	40	150	50	25	25
General Industrial (I-1)	2.0 <sup>4</sup>		30	30	40	200	50	50	50

**NOTES:**

- 1 If no right-of-way can be determined, the minimum front setback in any district shall be increased by twenty-five (25) feet and shall be measured from the center line of the existing roadway.
- 2 In any district, the minimum setback of a principal building, whether considered a front, side or rear yard, shall be fifty (50) feet from the shoreline at mean high water of any lake, pond, river or stream within the town.
- 3 No multifamily structure shall contain more than six (6) dwelling units, nor may any group of structures exceed a total of thirty (30) dwelling units.
- 4 The minimum lot area for B-1, B-2, B-3 and I-1 Districts may be reduced by thirty percent (30%) if public water and sewer are provided.

Schedule of Use Regulations, Part 1

KEY:

- P = Permitted use
- SP = Special permit required (See Article VII.)
- X = Prohibited use in specified district
- \* = Site plan review required for permitted or special permit use (See Article VIII.)

Structure/Land Use	Conservation C-1	Rural Residential R-1	Shorefront Residential R-2	General Residential R-3	Retail Business B-1	General Business B-2	Resort Business B-3	General Industrial I-1	
<b>Residential uses</b>									
Single-family dwelling	All uses determined by NYSDEC	P	P	P	P	P	P	X	
2-family dwelling		X	X	P	P	P	X	X	
Residential cluster development in accordance with Art. IX		P*	P*	P*	P*	P*	X	X	
Multifamily dwelling		X	X	X	P*	P*	X	X	
Individual mobile home		SP	X	X	SP	X	X	X	
Mobile home park		X	X	X	SP*	X	X	X	
Community residence		X	X	X	SP*	SP*	X	X	
Boarding- and rooming houses		X	X	X	SP*	P*	P*	X	
<b>General uses</b>									
Forestry and conservation uses		All uses determined by NYSDEC	P	P	P	P	P	P	P
Parks and recreation areas	P*		P*	P*	P*	P*	P*	P*	
Municipal buildings	P*		P*	P*	P*	P*	P*	P*	
Agriculture (not including the keeping of fowl or animals)	P*		X	SP*	P	P	P	P	
Agriculture (including the keeping of fowl or animals)	P		P	X	P	X	X	P	
Golf course or country club	P*		P*	P*	X	X	X	P*	
Nonprofit membership club or nonprofit recreation use	SP*		SP*	SP*	SP*	P*	P*	P*	
Day camp, camp, cottage or cabin development	X		X	X	X	X	SP*	SP*	
Church or other place of worship	SP*		SP*	SP*	SP*	SP*	SP*	SP*	
Private or public academic schools and colleges	SP*		SP*	SP*	SP*	SP*	SP*	SP*	
Nursery school or day nursery	SP*		SP*	SP*	SP*	SP*	SP*	SP*	
Cultural facilities (library, art gallery, museum, etc.)	SP*		SP*	SP*	SP*	SP*	SP*	SP*	
Institution or philanthropic uses, not otherwise stated herein	SP*		SP*	SP*	SP*	SP*	SP*	SP*	
Hospital, nursing home or medical clinic	SP*		SP*	SP*	SP*	SP*	SP*	SP*	
Cemetery or crematory for humans	SP*		SP*	SP*	SP*	SP*	SP*	SP*	
Correctional institution	SP*		SP*	SP*	SP*	SP*	SP*	SP*	
Airport	X		X	X	X	X	X	X	
Seaplane base	SP		SP	SP	SP	SP	SP	SP	
Grading, filling and clearing of land	SP		SP	SP	SP	SP	SP	SP	

Schedule of Use Regulations, Part 2

KEY:

- P = Permitted use
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Structure/Land Use	Conservation C-1	Rural Residential R-1	Shorefront Residential R-2	General Residential R-3	Retail Business B-1	General Business B-2	Resort Business B-3	General Industrial I-1	
<b>Accessory uses</b>									
Customary accessory use or structure incident to any of the uses mentioned herein and on the same lot	All uses determined by NYSDEC	P	P	P	P	P	P	P	
Special waterfront accessory uses (boathouse, deck, etc.)		SP	SP	SP	SP	SP	SP	X	
Home occupation, Class I (located in the principal dwelling)		P	P	P	P	P	P	P	X
Home occupation, Class II (located in an accessory building)		SP	SP	SP	SP	SP	SP	SP	X
Roadside stand, in accordance with § 106-38		SP	SP	SP	SP	SP	SP	SP	X
<b>Business uses</b>									
General or professional office	All uses determined by NYSDEC	X	X	X	P*	P*	P*	P*	
Retail business or personal service establishment, not otherwise specifically mentioned herein		X	X	X	P*	P*	P*	P*	P*
Commercial recreation or amusement facility (e.g., golf driving range, swimming pool, drive-in theater, stadium, video arcade, bowling alley or skating rink)		X	X	X	X	X	X	SP*	X
Limited neighborhood business uses, in accordance with § 106-38		SP	SP	X	X	X	X	X	X
Automobile or equipment rental and sales		X	X	X	X	X	SP*	X	SP*
Automobile repair facility		X	X	X	X	X	SP*	X	SP*
Campground or recreational vehicle park		X	X	X	X	X	SP*	X	X
Car wash		X	X	X	X	X	SP*	X	SP*
Funeral home		X	X	X	X	X	SP*	X	SP*
Gasoline station, including convenience retail facilities		X	X	X	X	X	SP*	X	SP*
Hotel or motel development		X	X	X	X	X	P*	P*	X
Marina or boatyard		X	X	X	X	X	X	P*	X
Newspaper offices and printing	X	X	X	X	X	P*	X	P*	
Restaurant	X	X	X	X	X	P*	P*	P*	
Riding academy	SP*	SP*	X	X	X	SP*	SP*	X	
Self-service laundry	X	X	X	X	X	P*	P*	P*	
Tavern, bar or nightclub	X	X	X	X	SP*	P*	P*	X	

