

§ 150-22

§ 150-22.1

ARTICLE VII  
**Urban Residential (UR) District**  
**[Added 9-21-2020 by L.L. No. 5-2020]**

**§ 150-22. Purpose and uses allowed.**

- A. The Urban Residential (UR) District is established to designate areas of the Town for a variety of residential buildings or structures with mixed density and other uses.
- B. Any use not specifically permitted in this article is not allowed in the Urban Residential (UR) District.

**§ 150-22.1. Permitted uses.**

The following principal and accessory uses and structures are permitted:

- A. Accessory structures, subject to § 150-13.
- B. Adult residential-care facility.
- C. Building integrated, roof-mounted and small-scale ground-mounted solar energy systems, subject to § 150-42B(26).
- D. Conversion of existing building into not more than three dwelling units, subject to § 150-42B(10).
- E. Enclosed storage as an accessory use.
- F. Excavations or fills, subject to § 150-42B(22).
- G. Family-care facility.
- H. Farm, subject to § 150-42B(1).
- I. Fences, subject to § 150-18.
- J. Home occupation, subject to § 150-42B(15).
- K. Library, fire station and other municipal building, subject to § 150-42B(14).
- L. Mobile/manufactured home dwelling, subject to § 150-42B(8).
- M. Multiple-family (three units) dwelling, subject to § 150-42B(5).
- N. Newspaper vending machine, subject to § 150-42B(24).
- O. Private boat, travel or camp trailer, subject to § 150-42B(25).
- P. Private garage, subject to § 150-13.
- Q. Private swimming pool, subject to § 150-42B(16).
- R. Public utility substation.

§ 150-22.1

§ 150-22.3

- S. Roadside stand, subject to § 150-42B(3).
- T. Signs, subject to § 150-48.
- U. Single-family dwelling.
- V. State regulated community residences, subject to § 150-42B(11).
- W. Townhouse or row house dwelling, subject to § 150-42B(5), (6) and (7).
- X. Two-family dwelling.

### **§ 150-22.2. Special use permit uses.**

The following principal and accessory uses and structures may be permitted pursuant to a special permit issued in accordance with the provisions of § 150-43:

- A. Bed-and-breakfast facility, subject to § 150-42B(33).
- B. Cemetery.
- C. Charitable, educational or fraternal organization.
- D. Church and related uses, subject to § 150-42B(30).
- E. Day-care facility or nursery school, subject to § 150-42B(12).
- F. Farm labor camp, subject to § 150-42B(27).
- G. Farm market, subject to § 150-42B(2).
- H. Golf course.
- I. Hospital/nursing home, subject to § 150-42B(31).
- J. Large-scale ground-mounted solar energy systems, subject to § 150-42B(40).
- K. Mobile home park, subject to § 150-42B(9).
- L. Multiple-family (four units or more) dwelling, subject to § 150-42B(29).
- M. Private, not-for-profit park, playground or other outdoor recreation facility.
- N. Professional office.
- O. Public or parochial school, subject to § 150-42B(13).
- P. Satellite dish, subject to § 150-42B(37).
- Q. Short-wave, ham radio, television and radio antennas, subject to § 150-42B(37).
- R. Tourist home, boardinghouse or rooming house, subject to § 150-42B(32).

### **§ 150-22.3. Lot and bulk requirements.**

§ 150-22.3

§ 150-22.3

## A. Minimum lot area.

- (1) The minimum lot area for all residential lots (single-family, two-family and multiple-family) shall be 22,500 square feet, except that the minimum lot area for a single-family lot served by public sewers shall be 18,000 square feet.
- (2) The minimum lot area for all nonresidential lots shall be 18,000 square feet.

## B. Minimum lot width.

- (1) The minimum lot width for single-family lots served by a septic system is 125 feet, provided, however, that when an applicant produces engineering data to demonstrate that existing soil conditions on any lot are adequate to produce acceptable percolation tests, in accordance with percolation standards of the New York State Department of Health, the minimum lot width shall be reduced to 100 feet.
- (2) The minimum lot width for single-family lot served by a public sewer is 100 feet.
- (3) The minimum lot width for two-family served by a septic system is 125 feet.
- (4) The minimum lot width for two-family lot served by a public sewer is 100 feet.
- (5) The minimum lot width for multiple-family lots served by a septic system is 250 feet.
- (6) The minimum lot width for multiple-family lots served by a public sewer is 200 feet.
- (7) The minimum lot width for nonresidential lots served by a septic system is 125 feet.
- (8) The minimum lot width for nonresidential lots served by a public sewer is 100 feet.

## C. Required setbacks:

- (1) Front setback:
  - (a) Lots fronting on a state, county or town road: 60 feet.
  - (b) Lots fronting on a subdivision road: 50 feet.
  - (c) If a building permit for a residential structure was issued prior to July 10, 1996, with a fifty-foot front setback, such setback shall also apply to an addition to such structure.
- (2) Side setback:
  - (a) Single-family lots: 12 feet on one side and a total of 32 feet for both sides.
  - (b) All other uses: 15 feet on one side and a total of 42 feet for both sides.

§ 150-22.3

§ 150-22.3

- (3) Rear setbacks: 40 feet.
  - (4) Patios, decks, pools and unenclosed porches may extend into rear and side yards, but no such structure shall be located less than 10 feet from any property line.
  - (5) Cantilevers may extend into front, rear and side yards by no more than two feet.
  - (6) All setbacks for a townhouse or row house shall apply to each building, rather than each dwelling unit.
- D. Height. The maximum permitted height of any structure is 36 feet.
- E. Lot coverage. The maximum lot coverage shall not exceed 20% of the total area of the property, except that the maximum lot coverage for a nonresidential use shall not exceed 30% of the total area of the property.
- F. Minimum primary structure size:
- (1) One-story single-family dwellings: 1,050 square feet, plus a one-car garage.
  - (2) Two-story single-family dwellings: 700 square feet on the first floor and a total of 1,050 square feet, plus a one-car garage.
  - (3) Two-family dwellings: 800 square feet per unit, plus one garage space per unit.
  - (4) Multiple-family dwellings: 800 square feet per unit.
- G. Off-street parking shall comply with the provisions of § 150-47 of this chapter.