

ZONING 108 Attachment 1														
Town of Hyde Park														
Schedule of Use Regulations														
KEY:														
P = Designates a permitted use.														
P* = Designates a permitted use subject to site plan approval by the Planning Board.														
P** = Designates a permitted use subject to site plan approval, except that a special use permit shall also be required where more than one two-family dwelling is placed on a single lot or when one or more two-family dwellings are placed on a lot already improved by one or more one-family dwellings or one or more two-family dwellings.														
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	Greenbelt and Waterfront		Neighborhood and Neighborhood Core		Hamlet and Hamlet Core		Crossroads Core	Landing	East Park Business District	Neighborhood Business District	Town Core	Corridor Business	Historic Overlay District	Scenic Overlay District
	GB	WF	N	NC	H	HC	CC	L (w)	EPBD	NBD	TC	CB		
Residential uses														
One-family dwelling	P***	P***	P***	P***	P***	P***	P***	P***	P***	P***	P***	P***	U	U
Two-family dwelling	S	S	S	P**	P**	P**	P**	P**	P**	P**	P*	P*	U	U
Multiple dwelling	NP	NP	NP	S	NP	S	P*	S*	NP	NP	P*	P*	U	U
Townhouse	NP	NP	P*	P*	P*	P*	P*	P*	NP	NP	P*	NP	U	U
Community residence	S**	S**	S**	S**	S**	S**	NP	S**	S**	NP	NP	NP	U	U
Residential care facility	S	S	P*	P*	P*	P*	NP	NP	P*	P*	NP	NP	U	U
Manufactured home park	NP	NP	S	NP	S	NP	NP	NP	NP	NP	NP	NP	U	U
Apartment, accessory	S	S	S	S	S	S	S	S	S	S	S	S	U	U
Bed-and-breakfast, accessory	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Nonresidential uses														
Adult use	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	S	U	U
Agriculture	P*	P*	P*	P*	P*	P*	NP	P*	P*	P*	NP	NP	U	U
Animal husbandry	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	NP	P*	U	U

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	Greenbelt and Waterfront		Neighborhood and Neighborhood Core		Hamlet and Hamlet Core		Crossroads Core	Landing	East Park Business District	Neighborhood Business District	Town Core	Corridor Business	Historic Overlay District	Scenic Overlay District
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Artisanal craft	NP	NP	NP	S	NP	P*	P*	P*	P*	P*	P*	P*	U	U
Camp	P*	P*	NP	NP	NP	NP	NP	S	NP	NP	NP	NP	U	U
Camp, day	P*	P*	NP	NP	NP	NP	NP	S	NP	NP	NP	NP	U	U
Cemetery	S	NP	S	NP	S	NP	NP	NP	NP	NP	NP	NP	U	U
Charitable institution	S	S	S	S	S	S	S	S	S	S	P*	P*	U	U
Civic facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Commercial, general	NP	NP	NP	S	NP	P*	P*	P*	P*	P*	P*	P*	U	U
Commercial, recreation	S	S	S	S	S	S	S	S	S	NP	S	S	U	U
Community facility	S	S	S	S	S	S	S	S	S	P*	S	NP	U	U
Cultural facility	S	S	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Day-care center	NP	NP	S	S	S	S	S	NP	S	P*	S	P*	U	U
Educational institution	S	S	P*	P*	P*	P*	P*	S	P*	P*	P*	P*	U	U
Forestry use	P	P	P	P	P	P	NP	P	P	P	NP	P	U	U
Gas station	NP	NP	NP	S	NP	S	NP	S	S	S	NP	S	U	U

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Hospital, General	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Kennel (10-acre minimum)	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Light industrial	NP	NP	NP	S	NP	S	NP	NP	S	NP	NP	NP	U	U
Lodging facility	NP	NP	NP	S	NP	S	P*	S	P*	NP	P*	P*	U	U
Medical office, professional	NP	NP	NP	S	NP	P*	P*	NP	P*	P*	P*	P*	U	U
Membership club	S	S	S	P*	P*	P*	P*	S	P*	NP	P*	NP	U	U
Mining	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Municipal	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Nursery school	P*	P*	P*	P*	P*	P*	P*	NP	P*	P*	P*	P*	U	U
Plant nursery	S	S	S	S	S	S	NP	S	S	P*	P*	P*	U	U
Photovoltaic system, building-integrated (BIPV system)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public utility facility	S	S	S	S	S	S	S	S	S	S	S	S	U	U
Religious use	S	S	S	S	S	S	P*	NP	S	P*	P*	P*	U	U
Roadside stand	P*	P*	P*	P*	P*	P*	S	P*	P*	NP	S	NP	U	U

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Rural event venue	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Scrap yard	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Solar farms	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Solar system, freestanding or ground-mounted	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*
Solar system, rooftop or building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	p*	p*
Solar thermal system	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunications towers and facilities	S	S	S	S	S	S	S	S	S	S	S	S	U	U

NOTES:
 Rooftop or building-mounted solar systems shall be permitted in all zoning districts pursuant to a solar system building permit granted by the Town’s Building Inspector and Zoning Administrator, in accordance with the provisions of Chapter 130 of the Code.

 Rooftop or building-mounted solar systems shall be permitted only in the Town’s Historic Overlay District or Scenic Overlay District subject to site plan approval by the Planning Board, in accordance with the provisions of Chapter 130 of the Code.

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Freestanding or ground-mounted solar energy systems shall be permitted in all zoning districts subject to the issuance of a solar system building permit and site plan approval by the Planning Board pursuant to the provisions of Chapter 130 of the Code.

Solar farms shall be permitted only in the Greenbelt Zoning District subject to a solar system building permit and a special use permit and site plan approval by the Planning Board, pursuant to the provisions of Chapter 130 of the Code.

Building-integrated photovoltaic (BIPV) systems are permitted in all zoning districts provided they are shown on the plans submitted for the building permit application for the building containing this system approved by the Town’s Building Inspector and Zoning Administrator in accordance with the provisions of Chapter 130 of the Code.

Solar thermal systems are permitted in all zoning districts subject to the provisions of Chapter 108 of the Town Code.

Telecommunications towers and facilities are subject to the provisions of Chapter 108 of the Town Code.

20. Schedule of Bulk Regulations. 108 Attachment 2, Schedule of Bulk Regulations, is amended to include a column of bulk requirements associated with the new zoning district, TC, as follows:

ZONING 108 Attachment 2														
Town of Hyde Park														
Schedule of Bulk Regulations														
			Greenbelt and Waterfront		Neighborhood and Neighborhood Core		Hamlet and Hamlet Core		Crossroads Core	Landing	East Park Business District	Neighborhood Business District	Town Core District ⁽⁷⁾	Corridor Business
			GB	WF	N	NC	H	HC	CC	L (w)	EPBD	NBD	TC	CB
Height	Building	Maximum	35 ft	35 ft	35 ft	35 ft	35 ft	40 ft	40 ft	35 ft	40 ft	40 ft	(7)	40 ft
	Accessory structure	Maximum	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	(7)	22 ft
Size	Dwelling unit	Least dim.	16 ft	16 ft	16 ft	16 ft	16 ft	16 ft	16 ft	16 ft	16 ft	16 ft	(7)	16 ft
	Dwelling unit	Minimum floor area	400 sf	400 sf	400 sf	400 sf	400 sf	400 sf	400 sf	400 sf	400 sf	400 sf	(7)	400 sf
Coverage	Impervious coverage	Maximum	15% ⁶	15% ⁶	50%	70%	60%	80%	85%	90%	70%	70%	(7)	85%
Yards ² (setbacks)	Front ¹	Minimum	50 ft	50 ft	50 ft	30 ft	20 ft	10 ft	10 ft ⁵	10 ft	20 ft	20 ft	(7)	10 ft
	Side ⁴	Minimum	25 ft	25 ft	20 ft	15 ft	10 ft	10 ft	10 ft ⁵	10 ft	10 ft	10 ft	(7)	5 ft
	Rear	Minimum	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	25 ft	10 ft	20 ft	20 ft	(7)	20 ft
One shed (setbacks)	Front	Minimum	50 ft	50 ft	50 ft	30 ft	20 ft	10 ft	10 ft	10 ft	20 ft	20 ft	(7)	10 ft
	Side	Minimum	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	(7)	5 ft
	Rear	Minimum	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	(7)	5 ft
Scale (gsf)						6,000					40000	7500	(7)	65000
Maximum average density			0.4 DU/A ³ (2.5 A/DU) ³	0.4 DU/A ³ (2.5 A/DU) ³	2 DU/A	4 DU/A	4 DU/A	6 DU/A	10 DU/A	10 DU/A	8 DU/A	8 DU/A	(7)	8 DU/A

ZONING 108 Attachment 2

Town of Hyde Park

Schedule of Bulk Regulations

NOTES:

Refer to § 108-4.4 for further detail.

Scale. Scale limits the gross square feet of a proposed use or structure. Scale limits do not apply to one- and two-family residential use, animal husbandry, or agriculture use. The density limits noted herein shall include accessory apartments. The coverage limits noted herein shall be the maximum for all uses permitted on one lot.

Yard requirements: Such minimums shall be parallel to the applicable lot line for the full length thereof.

Landing: Any lot fronting on the Hudson River shall be permitted to construct water-dependent structures into the river, provided that U.S. Army Corps of Engineers approvals are obtained.

¹ On a corner lot, there shall be provided a side yard on the side street equal in depth to the required front yard in said district.

² Accessory structures, other than fences or walls, with a maximum height of 15 feet may be placed on a lot, provided the setback is no less than the setback required for any building for the front yard and no less than one-half the setback required for any building for the rear and side yards with a minimum setback of five feet. This does not apply to an accessory structure that contains a dwelling unit. An accessory structure that contains a dwelling unit must comply with the bulk requirements for the principal structure.

³ In the Greenbelt and Waterfront Districts, when calculating the density of acreage for a given parcel, all Federal Army Corps of Engineers and NYS DEC regulated wetlands proper as well as lands within the one-hundred-year flood hazard area shall be excluded from the total parcel acreage calculation. Where the resulting residual acreage is equal to or less than 10.0 acres, minimum average density shall be calculated on the basis of 2.0 A/DU for this residual acreage. Where the resulting residual acreage is more than 10.0 acres, the minimum average density shall be calculated on the basis of 2.5 A/DU for this residual acreage.

⁴ Townhouse. A zero-foot side yard setback is permitted for the side yard bordered by another attached dwelling unit.

⁵ Front yard in the CC zoning district. The front and side yards may be reduced to 0 feet, subject to the CC standards.

⁶ For solar farms approved pursuant to § 130-8 of the Town Code, the maximum impervious coverage shall be 25% instead of 15% as listed in the schedule.

⁷ The bulk regulations for the TC zoning district are set forth in the Town Core Design and Development Standards. Where a Building Type Waiver Permit has been approved by the Planning Board, the bulk regulations set forth for the Corridor Business District, as set forth in this Attachment 2, Schedule of Bulk Regulations, shall apply.