

Town of Liberty Proposed Land Use

DISTRICT NAME AND INTENT	PRINCIPAL PERMITTED USES	SPECIAL USES (Provided they are consistent with the District Intent)	ACCESSORY USES	DEVELOPMENT STANDARDS
<p>AC Agricultural/Conservation This district is intended to encourage preservation of agricultural land and open space. Minimize residential development through protection of sensitive natural areas, viable farmlands and water resources. Ensuring these resources protect the rural character of the town and are used in ways which adapt to those limitations and do not threaten the health and safety of adjacent landowners.</p>	<ol style="list-style-type: none"> 1 Dairy, livestock and poultry farming, the raising of crops, vineyards and orchards 2 Nurseries and tree farms 3 Greenhouses 4 Hunting and fishing camps and wildlife preserves 5 Single family dwellings 	<ol style="list-style-type: none"> 1 Natural resource extraction and processing operations 2 Farm equipment sales and service operations 3 Commercial stables and riding academies 4 Cemeteries 5 Animal hospitals 6 Kennels 7 Farm and garden stores and feed and fertilizer businesses 8 Auction barns 9 Single-family conservation developments 10 Single-family manufactured homes 11 Two-family dwellings 12 Bed and breakfasts/Inns 13 Sawmills and other wood products industries 14 Public and semi-public uses 15 Essential Services 16 Shooting ranges 17 Excavation & construction contracting business 	<ol style="list-style-type: none"> 1 Signs 2 Parking areas 3 Home occupations 4 Gardens 5 Farm stands 6 Carports and private garages 7 Storage and machinery sheds, barns and coops 8 Silos and grain bins 9 Swimming pools 10 Private stables 11 Electronic reception devices 12 Other accessory uses customary to principal permitted and special uses 	<p>Minimums:</p> <p>Lot size: 10 acres</p> <p>Lot Width and Depth: 275 ft</p> <p>Front yard: 50 ft</p> <p>Side yard: 50 ft</p> <p>Rear yard: 50 ft</p> <p>Open space: 50%</p> <p>Maximums:</p> <p>Building height: 50 ft</p> <p>Building coverage: 20%</p> <p>Conservation Subdivision : 3 acres</p> <p>Minimum Open Space: 50%</p> <p>Package Plants:</p> <p>2 acres: Minimum Open Space: 60%</p> <p>1 acre: Minimum Open Space: 75%</p> <p>>1 acre: Minimum Open Space: 85%</p> <p>*Standards regulated by the Department of Health</p>
<p>RD Rural Development The purpose of this district is to provide a transition area between the AC & R-1 districts while complementing the agricultural lands and open space as well as providing low density single-family dwellings that maintains the rural character of the Town.</p>	<ol style="list-style-type: none"> 1 Dairy, livestock and poultry farming, the raising of crops, vineyards and orchards 2 Nurseries and tree farms 3 Greenhouses 4 Hunting and fishing camps, and wildlife preserves 5 Single family dwellings (including manufactured homes) 	<ol style="list-style-type: none"> 1 Animal hospitals 2 Auction barns 3 Business and professional offices 4 Cemeteries 5 Commercial stables and riding academies 6 Convenience retail establishments 7 Day care and nursery schools 8 Essential services 9 Farm and garden; feed and fertilizer stores 10 Farm equipment sales and service operations 11 Funeral homes 12 Golf courses and ski areas 13 Kennels 14 Manufactured home parks and sales 15 Multiple and two-family dwellings 16 Summer camps 14 Natural resource extraction and processing 17 Other commercial recreational facilities 18 Personal service shops 19 Public and semi-public uses 20 Recreational vehicle parks and campgrounds 21 Restaurants and taverns 22 Sawmills and other wood product industries 23 Single-family conservation developments 24 Bed and breakfasts/Inns 25 Hotels and Motels 26 Home Occupations 27 Excavation & construction contracting business 	<ol style="list-style-type: none"> 1 Signs 2 Parking areas 3 Home occupations 4 Gardens 5 Farm stands 6 Carports and private garages 7 Storage and machinery sheds, barns and coops 8 Silos and grain bins 9 Swimming pools 10 Private stables 11 Electronic reception devices 12 Other accessory uses customary to principal permitted and special uses 	<p>Minimums:</p> <p>Lot size: 3 acres</p> <p>Lot Width and Depth: 200 ft</p> <p>Front yard: 50 ft</p> <p>Side yard: 25 ft</p> <p>Rear yard: 25 ft</p> <p>Open Space: 30%</p> <p>Maximums:</p> <p>Building height: 35 ft</p> <p>Building coverage: 15%</p> <p>Package Plants:</p> <p>Conservation Subdivision:</p> <p>Maximums:</p> <p>1 1/2 acre 50%</p> <p>1 1/4 acre 60%</p> <p>3/4 acre 75%</p>

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<p>R-1 Low Density Residential The purpose of the R-1 residential District is to provide areas adjacent to the Village with neighborhoods of single-family and two-family dwellings to low to moderate densities along with supporting uses such as schools, places of worship and recreation facilities.</p>	<ul style="list-style-type: none"> 1 Single-family dwellings 2 Two-family dwellings 	<ul style="list-style-type: none"> 1 Cemeteries 2 Essential services 3 Funeral homes 4 Nurseries and tree farms 5 Places of worship, parish houses and parsonages 6 Public and semi-public uses 7 Single-family conservation developments 8 Vineyards, orchards or raising of crops 9 Daycare facilities, family daycare only 10 Nursery schools 11 Private community recreational facilities 12 Residential conversions 13 Hotels and motels 14 Bed and breakfasts 15 Public buildings 16 Public parks and playgrounds 	<ul style="list-style-type: none"> 1 Customary incidental uses and structures 2 Minimal impact home occupations 3 Private garages, tool houses and play houses 4 Electronic reception devices 5 Gardens 6 Parking areas 7 Signs 8 Swimming pools 9 Other accessory uses customary to principal permitted and special uses 	<p>Minimums: Lot area: Off-site sewer and water: 10,000 sq ft Off-site sewer only: 30,000 sq ft On-site sewer and water: 1 acre Other uses: 1 acre Lot width: 100 ft Lot depth: 100 ft Front yard: 25 ft Side yard: 15 ft Rear yard: 30 ft Floor area per dwelling unit: 1,000 sq ft</p> <p>Maximums: Building coverage: 20% Building height: 35 ft Building height: 2.5 stories</p>
<p>R-2 High Density Residential The purpose of this district is to provide areas adjacent to the Village for higher density neighborhoods of single-family, two-family and multifamily dwellings along with supporting uses such as schools, places of worship and recreation facilities. Only where public utilities are available to expand the village and support DCC and PUD.</p>	<ul style="list-style-type: none"> 1 One-family detached dwellings 2 Two-family dwellings 	<ul style="list-style-type: none"> 1 Cemeteries 2 Day care facilities 3 Health and senior care communities 4 Home occupations 5 Multi-family dwellings 6 Nursery schools 7 Places of worship, parish houses and parsonages 8 Private community recreational facilities 9 Residential conversions 10 Essential services 11 Public Buildings 12 Public parks and playgrounds 13 Hotels and Motels 14 Bed and breakfasts 	<ul style="list-style-type: none"> 1 Customary incidental uses and structures 2 Minimal impact home occupations 3 Private garages, tool houses and play houses 4 Signs 	<p>Minimums: Lot area: 7,000 sq ft 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 sq ft</p> <p>Maximums: Building coverage: 20% Building height: 35ft Building height: 2.5 stories</p>
<p>DCC Downtown Commercial Core This District is intended to provide for the development of a traditional historic hamlet, urban cores and community centers. With both commercial and residential uses within this area.</p>	<ul style="list-style-type: none"> 1 Bed and breakfasts 2 Essential services 3 Personal service shops 4 Public buildings 5 Storefront retail 	<ul style="list-style-type: none"> 1 Eating and drinking places 2 Business and professional offices 3 Funeral homes 4 Home occupations 5 Laundry and cleaning establishments 6 Other retail and service establishments* 7 Owner-occupied upper-story dwellings 8 Printing operations of less than 2,500 sq. feet 9 Theatres <p>*Excluding auto, recreational vehicle and equipment sales and service, adult entertainment and bookstores, wholesale storage and warehousing establishments, gasoline filling stations, outdoor sales and uses involving hazardous substances in large quantities</p>	<ul style="list-style-type: none"> 1 Customary incidental uses and structures 2 Minimal impact home occupations 3 Signs 	<p>Minimums: Lot area: 4,000 sq ft 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 sq ft</p> <p>Maximums: Building coverage: 100% Building height: 44 ft Building height: 4.0 stories</p>

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<p>SC Service Commercial This District is intended to provide areas within the Town for the development of commercial businesses and enterprises that serve the service needs of Liberty residents as well as the traveling public.</p>	<ol style="list-style-type: none"> 1 Personal service shops 2 Convenience retail establishments 3 Excavation and construction contracting business 	<ol style="list-style-type: none"> 1 Animal hospitals 2 Auction barns 3 Business and professional offices 4 Indoor amusement uses such as bowling alleys, theatres and similar uses 5 Cemeteries 6 Daycare and nursery schools 7 Health institutions 8 Hotels and motels 9 Manufactured home sales 10 Places of worship 11 Single-family, two-family and multiple dwellings 12 Tennis, racquetball, basketball or similar sporting facilities 13 Vehicle and equipment sales and service 14 Manufacturing or industrial enterprises conducted under roof and involving fewer than ten (10) employees and less than 5000 square feet of floor area 15 Retail and service establishments involving 3,000 square feet or more floor area 16 Automobile service stations 	<ol style="list-style-type: none"> 1 Signs 2 Parking areas 3 Home occupations 4 Gardens 5 Carports and private garages 6 Swimming pools 7 Electronic reception devices 8 Other accessory uses customary to principal permitted and special uses 9 Nurseries 	<p>Minimum Lot size: 10,000 sq ft</p> <p>Minimum Lot Width and Depth: 80 ft</p> <p>Minimum Yards: Front: 20 ft Side: 10 ft Rear: 10 ft</p> <p>Maximum Building Height: 40 ft</p> <p>Maximum Building Coverage: 50%</p>
<p>IC Industrial Commercial This District is intended to provide areas within the Town 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. Development of this zone should reflect the rural quality of the town and should follow design guidelines to ensure buildings are compatible.</p>	<ol style="list-style-type: none"> 1 Business and professional offices 2 Wholesale and warehouse businesses 3 Building supply businesses 4 Research, design and development laboratories 5 Indoor Agriculture (i.e. Greenhouses) 6 Excavation and construction contracting business 	<ol style="list-style-type: none"> 1 Dry-cleaning and laundry plants 2 Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing, handling or storage of materials 3 Printing businesses 4 Retail establishments 5 Vehicle and equipment sales and service 6 Waste Manufacturing Facility 7 Waste hauling and septic services 	<ol style="list-style-type: none"> 1 Signs 2 Parking areas 3 Home occupations 4 Gardens 5 Carports and private garages 6 Swimming pools 7 Electronic reception devices 8 Other accessory uses customary to principal permitted and special uses 	<p>Minimum Lot Size: 1 acre</p> <p>Minimum Lot Width and Depth: 150 ft</p> <p>Minimum Yards: Front: 50 ft Side: 30 ft Rear: 50 ft</p> <p>Maximum Building Height: 60 ft</p> <p>Maximum Building Coverage: 35%</p>
<p>PUD Planned Unit Development: This district is intended to provide landowners with the flexibility to develop functionally integrated communities of a residential or resort nature using innovative techniques and open space design principles which ensure the maximum protection of quality open space while achieving density no less than permitted using conventional subdivision procedures and protecting public health and safety.</p>	<p>All uses are special uses</p>		<ol style="list-style-type: none"> 1 Carports and private garages 2 Electronic reception devices 3 Gardens 4 Home occupations 5 Parking areas 6 Signs 7 Swimming pools 8 Other accessory uses customary to principal permitted and special uses 	<p>Maximum density: 2 dwelling units or equivalent dwelling units per acre (See §84-23)</p> <p>Maximums: Building coverage: 10% Building height: 60ft Lot coverage: 25%</p>