

R-C. MULTIPLE RESIDENCE

Sec. 24-182. RC district.

(a) *Scope.* This section applies to the RC district.

(b) *Lot limitations.*

(1) *Minimum lot size.*

a. The minimum lot area for one-story multifamily dwelling structures is three thousand five hundred (3,500) square feet per family. The minimum lot area is three thousand (3,000) square feet per family for two- and three-story multifamily dwelling structures. The minimum lot area for townhouses is five thousand five hundred (5,500) square feet per family.

b. The minimum frontage for multifamily dwellings is one hundred (100) feet or one hundred (100) feet measured at the thirty-foot front setback line provided that such lot has a minimum eighty (80) feet of frontage on the street. For townhouses the minimum frontage is forty (40) feet for each unit plus an additional fifty (50) feet.

(2) *Minimum yard dimensions.* The minimum yard dimensions from lot lines to principal building, in the case of multifamily dwellings, are as follows:

- a. For the front yard, thirty (30) feet.
- b. For each side yard, seven (7) feet. On a corner lot the side yard adjacent to the street should be not less than

twenty (20) feet in width. Accessory buildings shall observe a thirty-foot setback in each such side yard.

- c. For the rear yard, thirty-five (35) feet.
- d. The minimum yard dimensions in feet from lot lines to principal buildings on a corner lot shall be administered on the basis of a written election by the owner setting forth which side of his lot is to be considered the front. The written election must be filed with the administrative officer.

(3) *Accessory buildings.* The minimum dimension from an accessory building to:

- a. The principal building is ten (10) feet, in rear of principal building.
- b. Side lot lines is as follows:
 1. For a multifamily dwelling, three (3) feet.
 2. For a townhouse, twenty-five (25) feet.
- c. The rear lot line is as follows:
 1. For a multifamily dwelling, three (3) feet.
 2. For a townhouse, ten (10) feet.

(4) *Additional provisions relating to townhouses.*

- a. The maximum number of units in one (1) structure for a townhouse shall not exceed eight (8) units, and the maximum density per acre shall not exceed ten (10) units.
- b. No one (1) cluster of attached townhouses shall be located less than twenty-five (25) feet from any other cluster of attached townhouses.

(5) *Maximum percentage of lot coverage.* The maximum percentage of lot coverage is as follows:

- a. For a principal building, twenty-five (25) percent.
- b. For accessory structures ten (10) percent.

(c) *Building limitations.*(1) *Principal building.* Principal buildings shall not exceed:

a. In the case of multifamily dwellings:

1. Three (3) stories. The minimum front, rear and side yard widths shall be increased one (1) foot per each one (1) foot by which the residential or other buildings exceed the height of thirty-five (35) feet.

2. Forty (40) feet in height.

b. In the case of townhouses:

1. Two and one-half (2½) stories.
2. Thirty-five (35) feet in height.

(2) *Minimum living area.* The minimum living area per family is as follows:

a. For a multifamily dwelling, seven hundred fifty (750) square feet.

b. For a townhouse, seven hundred fifty (750) square feet.

(3) *Accessory buildings.* Accessory buildings for multifamily dwellings and townhouses shall not exceed:

a. Two (2) stories.

b. Twenty (20) feet.

(d) *Exceptions.*

(1) On a corner lot, the side yard adjacent to the street shall be not less than twenty (20) feet in width. Accessory buildings shall observe a thirty-foot setback in the side yard.

(2) Principal nonresidential structures may be erected to a height greater than specified, provided that the front, rear and side yards shall be increased by two (2) feet for each one (1) foot by which such building exceeds the maximum height limitations set forth, and provided that the maximum height does not exceed the height capabilities of town firefighting equipment.

(3) The minimum front, rear and side yard widths shall be increased one (1) foot for each one (1) foot by which residential or other buildings exceed the height of thirty-five (35) feet.

(4) A minimum lot area of two thousand (2,000) square feet per dwelling unit shall be required for structures, which are two (2) stories in height and which are designed and constructed for occupancy by no more than two (2) persons per dwelling unit. The units shall each contain a minimum of four hundred (400) square feet of living area.

(e) *Subordinate uses.* Additional amenities and uses affiliated with multiple residence properties such as, but not limited to, detached garages, accessory buildings, swimming pools, recreational areas for sports or exercising, shall not be located in a front yard.

(f) Accessory use towers or structures other than buildings, shall not exceed:

- (1) Thirty (30) feet in height.
(Code 1966, § 44-IV-4(E)—(G); L.L. No. 5 of 2016, §§ 2, 4, 6(b))

ARTICLE IV. DISTRICT REGULATIONS

DIVISION 1. GENERALLY

Sec. 24-151. Permitted uses—Residential districts.

The uses permitted in the districts listed below are as indicated. Uses not listed below are prohibited unless provided otherwise. In this table symbols have the following meanings:

<i>Symbol</i>	<i>Meaning</i>
-	Prohibited.
A	Allowable upon obtaining a special permit from the administrative officer after a favorable recommendation from the planning board.
I	Allowable as an accessory use.
P	Allowable as a use permitted by right.
T	Allowable upon obtaining a special permit from the town board.
Z	Allowable upon obtaining a special permit from the zoning board of appeals.

	<i>RA-1</i>	<i>RA-2</i>	<i>RC</i>	<i>RR</i>
Abattoir and/or animal reduction works	—	—	—	T
Accessory structures and uses customarily incidental for farm purposes	—	—	—	I
Accessory structures or uses, including detached private garage, garden house, greenhouse, toolhouse and similar uses, for residents only	I	I	—	I
Accessory use towers or structures other than buildings	—	Z	Z	Z
Agricultural activity, livestock and farming	—	—	—	P
Boarding house or rooming house	—	—	P	P
Boarding and/or rooming house providing accommodations, for not more than two (2) transient roomers, provided that off-street parking requirements can be met	P	—	—	—
Boarding and/or rooming house providing accommodations for not more than four (4) nontransient roomers and provided that off-street parking requirements are met	—	P	—	—
Cemetery	—	—	—	Z
Church and other place of worship, including Sunday school building and rectory, provided said lot has a minimum frontage of one hundred fifty (150) feet, a minimum depth of one hundred fifty (150) feet, and contains a minimum of twenty-two thousand five hundred (22,500) square feet	P	P	P	P
Commercial radio and television transmission or receiving towers and facilities	—	—	—	Z
Condominium	—	—	P	—
Cultivation of plants and plantings, when conducted by the occupants of the premises and incidental to the principal use	P	P	—	—
Cultural facility (library, art gallery, museum, etc.)	—	—	—	Z
Customary home occupations	—	I	—	I
Detached garages and recreational facilities located to the rear of the principal building	—	—	I	—
Electrical distribution substation and other public utility structures	Z	Z	Z	Z
Eleemosynary institution	—	Z	Z	Z
Golf course (containing 9 holes or more) and/or country club	—	—	—	Z
Heliport	—	—	—	T
Mobile home park	—	—	T	—
Multiple family dwelling	—	—	P	—
Normal forest management and wood lots	—	—	—	I
Not-for-profit camp	—	—	—	T
Nursing or convalescent home or sanitarium	—	—	Z	Z
One-family detached dwelling	P	P	—	P
One-family detached modular home	P	P	—	P
Park, playground and other open recreational area when operated by the town	P	P	P	—
Philanthropic institution	—	Z	Z	Z
Public building	—	—	P	P
Public elementary or secondary school; parochial school	P	P	P	P
Public library, museum and other public building	—	P	—	—
Recreational or transient trailer park (minimum size 8 acres)	—	—	—	T
Removable roadside stand for the sale of agricultural products on the premises	—	—	—	I
Residential dish antennas exceeding six feet in diameter	Z	Z	Z	Z
Swimming pool operated by a not-for-profit corporation, religious corporation or the owners of a multiple residence as an adjunct of a multiple residence	—	—	T	T
Temporary structure incidental to the development of land or to the erection of a permanent structure	P	P	—	—
Townhouse	—	—	P	—
Two-family attached dwelling	—	P	—	—
Two-family attached modular home	—	P	—	—
Two-family dwelling or modular home	—	—	—	P

(Code 1966, §§ 44-IV-2(A)—(D), 44-IV-3(A)—(C), 44-IV-4(A)—(D), (K), 44-IV-5(A)—(D), 44-IV-2, 44-XI-2(A), 44-XI-3(A), 44-XI-4, 44-XI-7(A), 44-XI-9(A), (B), 44-XI-11, 44-XI-12, 44-XI-15, 44-XI-16(B), (C), 44-XI-19; L.L. No. 8 of 1991, § 1; L.L. No. 5 of 2016, §§ 6(e), 11)