

ZONING

195 Attachment 6

**Town of Wawayanda Zoning Law  
Schedule of Zoning District Regulations  
H Hamlet District**

[Amended 11-4-2010 by L.L. No. 2-2010; 10-16-2012 by L.L. No. 1-2012]

District Intent	Principal Permitted Uses	Site Plan Approval	Accessory Uses	Development Standards
<p><b>H Hamlet</b> This district is to provide a mix of residential uses and compatible commercial uses on a small scale intended primarily to service that locality and that generate limited vehicular traffic.</p>	<p>Agriculture as defined by New York State Department of Agriculture and Markets Agriculture, nurseries and greenhouses without retail One-family dwelling Home occupation, minimal impact Wireless communication facility, minor</p>	<p>Annual membership club Bank/financial institution Dwelling, one unit in nonresidential building (mixed use) Offices (less than 10,000 square feet) Retail, general (less than 10,000 square feet) Restaurant or bar, non-fast-food Services, business or personal (less than 10,000 square feet)</p>	<p>Barns, silos, produce storage and packing warehouses Greenhouses Off-street parking Other structures customarily accessory to permitted principal or special uses Satellite stations/satellite antennas Signs Swimming pools</p>	<p>Minimum lot area: With central sewer and water: 0.5 acre Without central sewer and water: 1 acre Minimum lot width: With central sewer and water: 75 feet Without central sewer and water: 100 feet Minimum yards: Front: 20 feet Side: 15 feet Both sides: 35 feet Rear: 15 feet  Maximum building height: 35 feet Maximum lot coverage: 70% Maximum building coverage: 50%  Note: Development standards applicable to agriculture and certain special uses such as residential cluster development/subdivisions may differ from above. See supplemental regulations.</p>
		<p><b>Special Use</b></p>		
		<p>Accessory apartments Agriculture, livestock (2 acres or more) Bed-and-breakfast Cemetery Daycare, Preschool, nursery school Essential services/utilities Home occupation, other Offices (over 10,000 square feet) Outdoor storage/display Places of worship, i.e., church, mosque, synagogue Services, business (over 10,000 square feet)</p>		