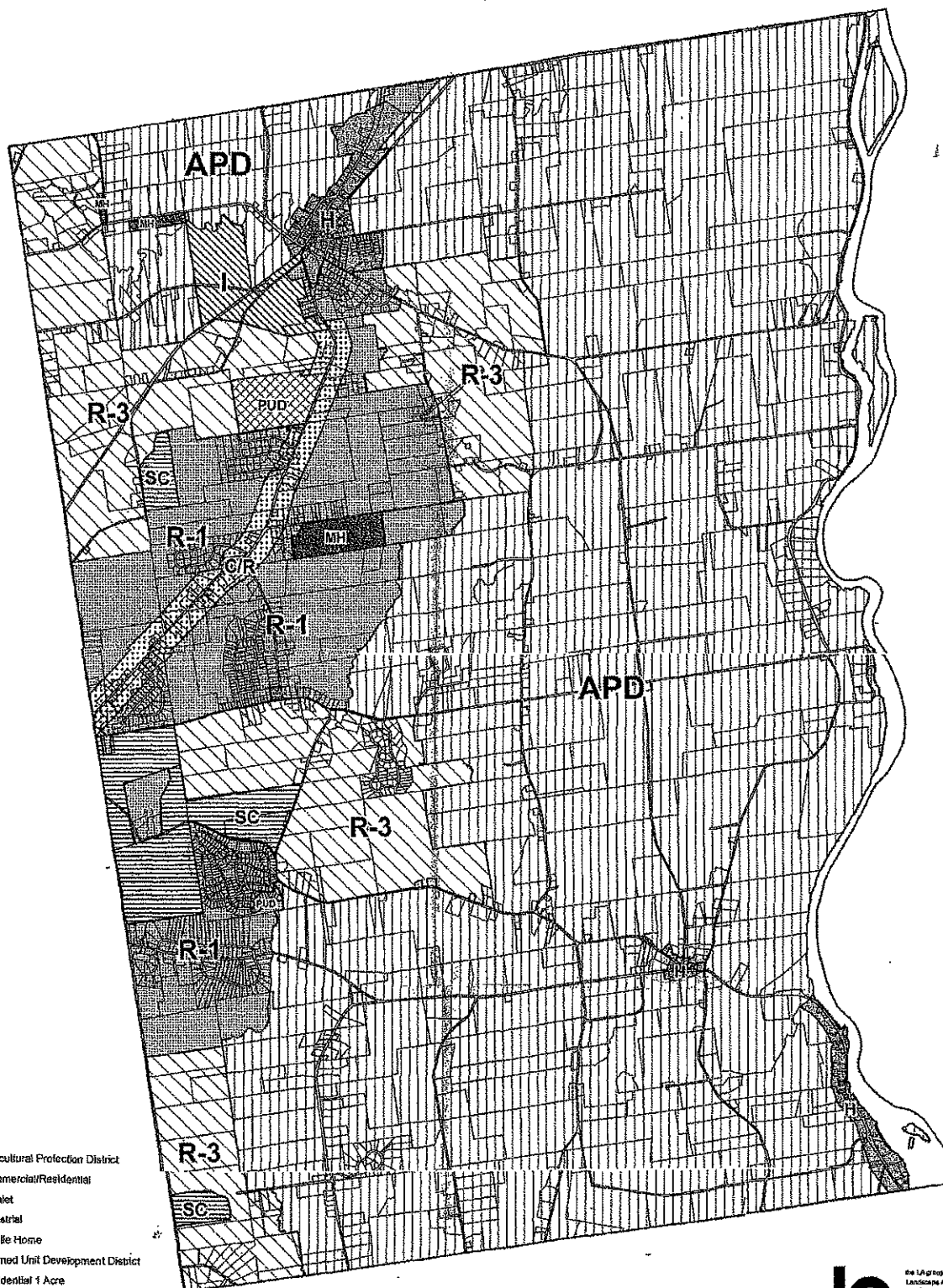




- APD Agricultural Protection District
- C/R Commercial/Residential
- H Hemiet
- I Industrial
- MH Mobile Home
- PUD Planned Unit Development District
- R-1 Residential 1 Acre
- R-3 Residential 3 Acre
- SC Saratoga County

the LA group
Landscape Architecture
and Engineering, P.C.
40 Westway
Saratoga Springs
New York 12865
Tel: 518-583-8100



SCALE: 1" = 2,000'

ZONING MAP TOWN OF NORTHUMBERLAND

Larger Maps are available at the Town Hall for \$2.00
Complete Zoning Ordinance Books are available for \$15.00

ATTACHMENT A
SCHEDULE OF PERMITTED USES, MINIMUM LOT SIZES
AREA AND BULK REGULATIONS

H - Hamlet

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	<u>Setbacks</u>			Maximum Lot Coverage	Height
			Front	Side	Rear		
Permitted Principal Uses							
Single Family Dwelling	20,000 sf	100	25	15	20	50%	35
Duplex Dwelling	40,000 sf	100	25	15	20	50%	35
Permitted Accessory Uses							
Private Garage	NA	NA	25	10	15	50%(2)	25
Storage Shed	NA	NA	35	10	15	NA	10
Swimming Pool	NA	NA	45	10	15	NA	NA
Satellite Dish Antenna	NA	NA	NA	10	15	NA	10
Fences and Walls	NA	NA	NA	NA	NA	NA	6
Special Permit Uses							
Retail Business	20,000 sf	50	25	15	20	60%	35
Restaurant	20,000 sf	50	25	15	20	60%	35
Tavern	20,000 sf	50	25	15	20	60%	35
Home Occupation	20,000 sf(2)	100	25	15	20	50%(2)	35
Professional Office	20,000 sf	50	25	15	20	60%	35
Gasoline Station	20,000 sf	50	25	20	20	50%	35
Public/ Semi-public use	1 acre	75	25	15	20	50%	35
Library	1 acre	75	25	15	20	50%	35
Park	1 acre	100	25	10	10	10%	35
Funeral Home	1 acre	100	25	20	20	50%	35
Daycare Center	1 acre	150	25	25	20	50%	35
Nursing Home	1 acre	150	25	20	20	50%	35
Hotel or Motel	2 acre	100	25	20	20	50%	35
Bed & Breakfast	1 acre	100	25	20	20	50%	35
Laundromat	20,000 sf	50	25	15	15	60%	35
Theater	20,000 sf	100	25	15	20	60%	35

ATTACHMENT A
SCHEDULE OF PERMITTED USES, MINIMUM SIZES,
AREA AND BULK REGULATIONS

H - Hamlet (continued)

	Min. Lot Size (acres)	Min. Lot Frontage (ft)	Setbacks			Maximum Lot Coverage	Height
			Front	Side	Rear		
Special Permit Uses (continued)							
School	1 acre	150	25	25	20	50%	35
Church	1 acre	150	25	25	20	50%	70
Public Garage	20,000 sf	50	25	15	20	50%	35
Membership Clubhouse	20,000 sf	50	25	20	20	60%	35
Boarding House	20,000 sf	50	25	15	20	60%	35
Antique shop	20,000 sf	50	25	15	20	60%	35
Medical Clinic	20,000 sf	50	25	15	20	60%	35
Cultural Facility	20,000 sf	50	25	15	20	60%	35
Personal Service Establishment	20,000 sf	50	25	15	20	60%	40
Health and Fitness Club	20,000 sf	50	25	15	20	50%	35
Pharmacy	20,000 sf	50	25	15	20	50%	35

Signs: See Article X (H) (14) for regulations
 SF Square foot

- (1) Dwelling Unit
 (2) The requirement for the principal and accessory uses, combined.