

WAWARSING CODE

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards** +				
					A	B	C	D
MU Mixed Use District This district is intended to create centers in the Town for development of compact, walkable, environmentally sustainable mixed-use neighborhoods through these development standards and the accompanying hamlet design guidelines	- Art gallery* - Farm market, seasonal* - Neighborhood stores - Places of worship* - Public and semipublic uses* - Single-family dwellings - Two-family dwellings	- Banks - Beds-and-breakfasts - Business, professional office buildings - Craft workshop or studio - Day-care and nursery school - Dwelling, second, and third floor in existing building - Gas station - Hotels/motels - Libraries and museums - Micro light industry - Multifamily dwellings - Private, not-for-profit membership clubs - Restaurants - Retail store - Schools, colleges and education facilities - Service, business - Trade school - Tourism related brewery, distillery, winery, or food production use - Telecommunications facilities per § 112-41	- Accessory dwellings - Accessory dwellings - Home occupations - Off-street parking areas - Parish/parsonage houses - Private garages - Private swimming pool - Signs - Other customary residential uses - Solar energy system, small-scale	Minimum				
				Lot area (acres)	1	0.75	0.5	0.25
				Lot width (feet)	125	100	75	50
				Lot depth (feet)	150	125	100	100
				Front yard (feet)	35	35	30	25
				Side yard (feet)	25	20	15	10
				Rear yard (feet)	25	20	15	10
				Maximum				
				Lot coverage	50%	50%	50%	50%
				Building stories	3.5	3.5	3.5	3.5
				Building height (feet)	45	45	45	45

NOTES:

* Site plan review by Planning Board required.

ZONING

** Development standards:

A = On-site sewage and water

B = Central water only

C = Central sewage only

D = Central sewage and water

*** See § 112-69B for one-time subdivision lot size exemptions.

**** Subdivisions shall be designed as a conservation subdivision as per § 112-27.

+ Special uses may have more specific bulk requirements or development standards contained in § 112- 41. In any case where standards conflict, the stricter standards shall control.

Refer to this chapter for additional standards and design guidelines.