

**TOWN OF HAMBURG
ZONING DISTRICT
REGULATIONS COVERING LOT AREA
LOT WIDTH, YARDS, HEIGHT OF BUILDING AND BUILDING AREA**

DISTRICT	TYPE OF DWELLING	MINIMUM LOT AREA		MINIMUM LOT WIDTH	
		<u>WITH SEWER</u>	<u>NO SEWER</u>	<u>WITH SEWER</u>	<u>NO SEWER</u>
R - 1	SINGLE FAMILY	15,000 SQ. FT.	30,000 SQ. FT.	90 FT.	100 FT.
		<u>MINIMUM FRONT YARD</u>	<u>MINIMUM REAR YARD</u>	<u>TOTAL SIDE YARDS</u>	
		35 FEET	30 FEET	10 FT MINIMUM ONE SIDE MUST TOTAL 25 FEET BOTH SIDES	
		<u>MAXIMUM HEIGHT PERMITTED</u>	<u>MINIMUM HABITABLE SPACE</u>		
		35 FT	900 SQUARE FEET		
DISTRICT	TYPE OF DWELLING	MINIMUM LOT AREA		MINIMUM LOT WIDTH	
R-2	SINGLE OR DOUBLE FAMILY	<u>WITH SEWER</u>	<u>NO SEWER</u>	<u>SEWER</u>	<u>NO SEWER</u>
		SINGLE FAMILY DWELLING	10,000 SQUARE FEET	30,000 SQUARE FEET	70 FT
DOUBLE FAMILY DWELLING	7,000 SQUARE FEET PER UNIT FOR DOUBLE FAMILY	20,000 SQUARE FEET PER UNIT FOR A DOUBLE FAMILY	100 FT.	200 FT.	
		<u>MINIMUM FRONT YARD</u>	<u>MINIMUM REAR YARD</u>	<u>MINIMUM SIDE YARDS</u>	
SINGLE FAMILY DWELLING		35 FT	30 FT	10 FEET EACH SIDE	
DOUBLE FAMILY DWELLING		35 FT	30 FT	10 FEET EACH SIDE	
		<u>MAXIMUM HEIGHT PERMITTED</u>	<u>MINIMUM HABITABLE SPACE</u>		
SINGLE FAMILY DWELLING		35 FT	900 SQ. FT. 1 STORY		
DOUBLE FAMILY DWELLING		35 FT	SEE SECTION 280-279 OF THE ZONING COE		

DISTRICT	TYPE OF DWELLING	MINIMUM LOT AREA		MINIMUM LOT WIDTH	
		<u>WITH SEWER</u>	<u>NO SEWER</u>	<u>WITH SEWER</u>	<u>NO SEWER</u>
R - 3	SINGLE FAMILY	9000 SQ. FT	NOT ALLOWED	70 FT.	NOT ALLOWED
	DOUBLE FAMILY	5500 SQ. FT. PER UNIT	NOT ALLOWED	85 FT.	NOT ALLOWED
	MULTI FAMILY	2000 SQ. FT. PER UNIT PER UNIT 3 UNITS OR MORE	NOT ALLOWED	+ 20 PER UNIT 200 FT. MAXIMUM	NOT ALLOWED
		<u>MINIMUM FRONT YARD</u>	<u>MINIMUM REAR YARD</u>	<u>TOTAL SIDE YARDS</u>	
SINGLE FAMILY	35 FT	30 FT.	5 FT. MINIMUM TOTAL OF 15 FT		
DOUBLE FAMILY	35 FT	30 FT.	10 FT. MINIMUM TOTAL OF 20 FT.		
MULTI FAMILY	35 FT.	30 FT.	30 FT. MINIMUM OR GREATER BASED ON HEIGHT FOR 3 OR MORE UNITS		
		<u>MAXIMUM HEIGHT PERMITTED</u>	<u>MINIMUM HABITABLE SPACE</u>		
	SINGLE FAMILY DWELLING	35 FT	900 SQ. FT.		
	DOUBLE FAMILY DWELLING	35 FT.	1200 SQ. FT		
	MULTI FAMILY DWELLING	SEE 280-48	SEE 280-279		
DISTRICT	TYPE OF DWELLING				
R-4	MOBILE HOME	TO BE DETERMINED BY THE HAMBURG PLANNING BOARD			
DISTRICT	TYPE OF DWELLING	<u>MINIMUM LOT AREA</u>	<u>MINIMUM LOT WIDTH</u>	<u>MINIMUM FRONT YARD</u>	
R-A	SINGLE FAMILY DWELLING	2 ACRES MAY INCREASE BY 50% IF IN OVERLAY DISTRICT	200 FT	40 FT	
		<u>MINIMUM REAR YARD</u>	<u>TOTAL SIDE YARDS</u>	<u>MAXIMUM HEIGHT</u>	<u>MINIMUM HABITABLE SPACE</u>

	50 FT	30 FT EACH SIDE	35 FT.	900 SQ. FT
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DISTRICT	TYPE OF DWELLING	MINIMUM LOT AREA		MINIMUM LOT WIDTH	MINIMUM FRONT YARD	MINIMUM REAR YARD
		<u>SEWER</u>	<u>NO SEWER</u>			
R-E	SINGLE FAMILY DWELLING					
		1 ACRE	2 ACRES	150 FT.	40 FT	50 FT.
		TOTAL SIDE YARDS		MAXIMUM HEIGHT PERMITTED	MINIMUM HABITABLE SPACE	
		30 FT EACH SIDE		35 FT	900 SQ. FT	
DISTRICT						
PUD	* TO BE DETERMINED BY THE TOWN OF HAMBURG PLANNING BOARD					
TOWN HOUSE	* TO BE DETERMINED BY THE TOWN OF HAMBURG PLANNING BOARD					