

Town of Fayette - Dimensional Requirements Table

Town of Fayette - Dimensional Requirements Table Agricultural / Rural Residential (AR) District Dimensions

Adopted Sept. 11, 2008	Permitted Principal Uses	Minimum Setback Requirements (Feet) (c)									Maximum Bldg. Height (e)
		Minimum Lot Size		Principal Building			Detached Garage / Carport for Residential Uses		Other Accessory Bldgs. (d)		
Land Use District	<i>Italic font signifies Special Use Permit Required</i>	Lot Area (Sq. Feet) (a) (b)	Width	Front	Rear	Side	Rear	Side	Rear	Side	
AR Agriculture / Rural Residential	Farm with or without single-family farm dwelling	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	N/A
	Barns and other Farm Buildings without Farm Residence	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	N/A
	Commercial Nurseries and Greenhouses	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	50 ft.
	Single-family dwellings	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.
	Two-family dwellings	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.
	<i>Cluster residential development</i>	See Special Permit regulations for dimensional requirements									
	Agricultural markets and auction sales of farm commodities	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	Farm and garden supply sales	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	Farm equipment sales and service	40,000 sq. ft.	150 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	Farm Market	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	NA	NA	35 ft.
	Livestock feed mills / feed sales	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	Food or agricultural processing	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	Veterinarian clinics / animal hospitals	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA			
	Equine stables and equestrian academies	7 acres	250 ft.	50 ft.	50 ft.	50 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	Tack shops	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	<i>Physician and dentist offices</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	<i>Hardware stores</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	<i>Warehousing and sale of building materials/supplies/equipment w/ or w/o outdoor store yards</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	<i>Machine shops / tool and die manufacturing / welding and fabrication shops</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	<i>Golf Courses</i>	50 acres	500 ft.	50 ft.	30 ft.	10 ft.	NA	NA	15 ft.	15 ft.	35 ft.

Footnote:

(a) Areas within easements and rights-of-way are excluded for purposes of determining if a lot satisfies the minimum lot size requirements.

(b) See Section 702 for restrictions on pre-existing, nonconforming structures on undersized lots that are demolished, damaged or destroyed.

(c) Utility sheds no greater than 144 square feet may be placed up to, but no closer than 5 feet to a side and rear lot line.

(d) Agricultural storage buildings not in a certified County Agricultural District may exceed 35 feet in height, but not exceed 50 feet in height. Church spires may not exceed 100 feet in height.

(e) Any building construction to be undertaken within 150 feet of the boundary of a known active or inactive cemetery or Native American burial grounds shall require site plan approval of the Town Planning Board. No building or structures shall be located closer than 30 feet to any lot line of any cemetery or burial ground.

Town of Fayette - Dimensional Requirements Table

Town of Fayette - Dimensional Requirements Table *(Continued)* Agricultural / Rural Residential (AR) District Dimensions

Adopted Sept. 11, 2008	Permitted Principal Uses	Minimum Setback Requirements (Feet) (c)										Maximum Bldg. Height (e)
		Minimum Lot Size		Principal Building			Detached Garage / Carport for Residential Uses		Other Accessory Bldgs. (d)			
Land Use District	<i>Italic font signifies Special Use Permit Required</i>	Lot Area (Sq. Feet) (a) (b)	Width	Front	Rear	Side	Rear	Side	Rear	Side		
	<i>Custom shops (electrical, heating, plumbing or woodworking)</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	30 ft.	NA	NA	15 ft.	15 ft.	35 ft.	
AR Agriculture / Rural Residential	<i>Rental storage buildings / Self-service storage buildings</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	20 ft.	NA	NA	15 ft.	15 ft.	35 ft.	
	<i>Convenience stores without gasoline sales</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	20 ft.	NA	NA	5 ft.	5 ft.	35 ft.	
	<i>Restaurants/ snack & coffee shops / taverns</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	20 ft.	NA	NA	15 ft.	15 ft.	35 ft.	
	<i>Commercial dog kennels</i>	5 acres	125 ft.	50 ft.	10 ft.	50 ft.	NA	NA	50 ft.	50 ft.	35 ft.	
	<i>Commercial camp grounds</i>	10 acres	300 ft.	See Special Permit regulations for additional dimensional requirements								
	<i>Assembly Halls</i>	2 acres	150 ft.	50 ft.	10 ft.	30 ft.	NA	NA	20 ft.	20 ft.	35 ft.	
	<i>Automotive sales and service</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	30 ft.	NA	NA	20 ft.	20 ft.	35 ft.	
	<i>Government Buildings and Uses Including Highway Garages</i>	40,000 sq. ft.	125 ft.	50 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.	
	<i>Telecommunication (Cellular) Towers</i>	See Special Permit regulations for dimensional requirements										
	<i>Essential Services / Public Utilities</i>	See Special Permit regulations for dimensional requirements										
	<i>Libraries / museums</i>	3 acres	300 ft.	30 ft.	10 ft.	15 ft.	NA	NA	10 ft.	10 ft.	35 ft.	
	<i>Fire Halls / Ambulance Buildings</i>	1.5 acre	200 ft.	50 ft.	15 ft.	15 ft.	NA	NA	10 ft.	10 ft.	35 ft.	
	<i>Private schools / pre-schools</i>	3 acres	250 ft.	50 ft.	25 ft.	25 ft.	NA	NA	10 ft.	10 ft.	35 ft.	
	<i>Cemeteries</i>	10 acres	300 ft.	See Special Use Permit regulations for additional dimensional requirements								
	<i>Churches / Places of Worship</i>	1.5 acres	150 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	50 ft.	
	<i>Mining (Minor)</i>	5 acres	300 ft.	See Special Use Permit regulations for additional dimensional requirements								
	<i>Bulk Sale and Storage of domestic and/or commercial liquid or gaseous fuels</i>	3 acres	250 ft.	50 ft.	25 ft.	30 ft.	NA	NA	10 ft.	10 ft.	35 ft.	
<i>Adult Entertainment Businesses</i>	2.5 acres	200 ft.	50 ft.	15 ft.	15 ft.	NA	NA	10 ft.	10 ft.	35 ft.		

Footnote:

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- (b) See Section 702 for restrictions on pre-existing, nonconforming structures on undersized lots that are demolished, damaged or destroyed.
- (c) Utility sheds no greater than 144 square feet may be placed up to, but no closer than 5 feet to a side and rear lot line.
- (d) Agricultural storage buildings not in a certified County Agricultural District may exceed 35 feet in height, but not exceed 50 feet in height. Church spires may not exceed 100 feet in height.
- (e) Any building construction to be undertaken within 150 feet of the boundary of a known active or inactive cemetery or Native American burial grounds shall require site plan approval of the Town Planning Board. No building or structures shall be located closer than 30 feet to any lot line of any cemetery or burial ground.

Town of Fayette - Dimensional Requirements Table

Town of Fayette - Dimensional Requirements Table Lakeshore/Canal (L) District

Adopted Sept. 11, 2008	Permitted Principal Uses	Minimum Setback Requirements (Feet) (c)									Maximum Bldg. Height (e)	
		Minimum Lot Size		Principal Building			Detached Garage / Carport for Residential Uses		Other Accessory Bldgs. (d)			
Land Use District	<i>Italic font signifies Special Use Permit Required</i>	Lot Area (Sq. Feet) (a) (b)	Width	Front	Rear	Side	Rear	Side	Rear	Side		
L Lakeshore/Canal	Farms with or without single-family dwellings	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.	35 ft.	
	Barns and other farm buildings w/o a farm residence	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.	35 ft.	
	Commercial Nurseries and Greenhouses	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	NA	NA	50 ft.	50 ft.	50 ft.	
	Single-family dwellings	40,000 sq. ft.	100 ft.	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.	
	Two-family dwellings	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.	
	Seasonal dwellings	40,000 sq. ft.	100 ft.	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.	
	Farm markets	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	NA	NA	NA	NA	35 ft.	
	<i>Essential services / public utilities</i>	See Special Permit regulations for dimensional requirements										
	<i>Commercial and Private Marinas / Yacht Clubs</i>	See Special Permit regulations for dimensional requirements										
	<i>Restaurants and taverns</i>	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.
	<i>Snack shops / coffee shops</i>	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.
	<i>Golf courses</i>	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	NA	NA	15 ft.	15 ft.	35 ft.	
	<i>Personal services businesses</i>	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	NA	NA	15 ft.	15 ft.	35 ft.	
	<i>Specialty shops</i>	40,000 sq. ft.	125 ft.	25 ft.	25 ft.	10 ft.	NA	NA	15 ft.	15 ft.	35 ft.	
	<i>Commercial campgrounds</i>	10 acres	300 ft.	See Special Permit regulations for additional dimensional requirements								
<i>Civic and social clubs/ Membership clubs and lodges</i>	1.5 acres	150 ft.	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	50 ft.		
<i>Boating and fishing supply shops</i>	See Special Permit regulations for dimensional requirements											

Footnote:

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- (c) Utility sheds no greater than 144 square feet may be placed up to, but no closer than 5 feet to a side and rear lot line.
- (d) Agricultural storage buildings not in a certified County Agricultural District may exceed 35 feet in height, but not exceed 50 feet in height. Church spires may not exceed 100 feet in height.
- (e) Any building construction to be undertaken within 150 feet of the boundary of a known active or inactive cemetery or Native American burial grounds shall require site plan approval of the Town Planning Board. No building or structures shall be located closer than 30 feet to any lot line of any cemetery or burial ground.

Town of Fayette - Dimensional Requirements Table

Town of Fayette - Dimensional Requirements Table Hamlet (H) District Dimensions

Adopted Sept. 11, 2008	Permitted Principal Uses	Minimum Setback Requirements (Feet) (c)									Maximum Bldg. Height (e)
		Minimum Lot Size		Principal Building			Detached Garage / Carport for Residential Uses		Other Accessory Bldgs. (d)		
Land Use District	<i>Italic font signifies Special Use Permit Required</i>	Lot Area (Sq. Feet) (a) (b)	Width	Front	Rear	Side	Rear	Side	Rear	Side	
H Hamlet	Single-family dwellings	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	35 ft.
	Two-family dwellings	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	35 ft.
	General and specialty merchandise retail sales	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	Retail and personal service businesses	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	Physician and dentist offices	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	Banks and credit unions	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	Convenience stores without gasoline sales	22,000 sq. ft	75 ft	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	In-door recreation businesses	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	Health and exercise clubs / Martial arts studios / gymnastic schools	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	Rental storage buildings	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	Custom shops (printing, electrical, heating, plumbing or woodworking)	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	Government office and service buildings	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	Fire Hall / Ambulance building	22,000 sq. ft	100 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	<i>Motor vehicle sales / repair shop / paint shop / detailing shop</i>	22,000 sq. ft	50 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	<i>Assembly halls</i>	22,000 sq. ft	100 ft.	10 ft.	10 ft.	10 ft.	NA	NA	5 ft.	5 ft.	35 ft.
	<i>Gasoline stations and convenience stores with gasoline sales</i>	40,000 sq. ft	125 ft.	20 ft	10 ft.	15 ft.	NA	NA	10 ft	10 ft.	35 ft.
	<i>Churches and places of worship</i>	1.5 acres	150 ft.	10 ft.	10 ft.	10 ft.	NA	NA	10 ft	10 ft.	35 ft.
	<i>Private schools and preschools</i>	40,000 sq. ft.	250 ft.	10 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	<i>Libraries and museums</i>	40,000 sq. ft.	250 ft.	10 ft.	10 ft.	10 ft.	NA	NA	10 ft.	10 ft.	35 ft.
	<i>Civic and social clubs / Membership clubs and lodges</i>	1.5 acres	150 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	50 ft.
<i>Essential Services</i>	See Special Permit regulations for dimensional requirements										

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