

**TOWN OF WORCESTER**  
**Otsego County, New York**  
**Local Law # 2 of 2018**

**HAMLET LAND USE AMENDMENTS**

**ARTICLE I – ENACTMENT**

The Worcester Town Council, consistent with its powers and authority under Article 16 of the Town Law of the State of New York, hereby enacts this Local Law # 2 of 2018.

**ARTICLE II -- PURPOSES**

Town of Worcester Local Law #1 of 1976, entitled “Land Use Regulations,” establishes certain permitted uses in R-HD Residential Hamlet Districts. This local law removes the prohibition of retail sales outside a building without a special permit in those districts, adds restaurants and libraries as permitted uses therein, and changes the building height regulations in them.

**ARTICLE III – PROVISIONS**

Section 1. Subdivisions A, B And C of Section 4.2 of Local Law #1 of 1976 are hereby amended to read as follows:

A. Permitted Uses:

1. One family dwellings
2. Two family dwellings
3. Mobile homes
4. Accessory uses
5. Retail sale of merchandise [wholly within a building], *so long as the outdoor storage or display of items to be sold maintains at least four feet of clear public access*
6. Barber shops, beauty parlors, laundromat, shoe repair shop
7. Business and professional offices
8. Banks, insurance, real estate, savings and loan offices
9. Public offices, public service and public utility facilities
10. Public or private schools
11. Mixed occupancy structures containing dwelling units and commercial use
12. Churches and places of worship
13. *Restaurants*
14. *Libraries*

B. Uses permitted upon issuance of a Special permit

1. Small appliance repair shops  
[2. Retail sale involving outdoor storage or display of items to be sold]  
[3] 2. Retail sale of gasoline for automotive use  
[4] 3. Automobile, truck and farm machinery sales and service facilities  
[5] 4. Funeral homes

C. Lot Area, Yard and Height Regulations:

1. Minimum Lot Area – 5,000 [square] *square* feet, or 3,000 square feet per dwelling unit plus 3 square feet of floor area of non-residential uses, other than accessory uses, whichever is greater
2. Minimum continuous frontage on a public road – 80 feet
3. Minimum front yard setback – 25 feet
4. Minimum side yard width – 25 feet
5. Minimum rear yard depth – 25 feet
6. [Minimum] *Maximum* building height – [25] 35 feet

**ARTICLE IV – EFFECTIVE DATE**

This local law shall take effect immediately upon its filing with the Secretary of State of the State of New York.

**NOTE:** Matter in *Italics* is new language to be added;  
matter in [brackets] is language to be repealed.