

Section 607 – Hamlet/Mixed Use District

- A. Boundaries and Purpose: The boundaries are defined by the Town of Sparta Official Zoning Map. The purpose of the Hamlet/Mixed Use District is to recognize those specific areas within the town where different uses do and can coexist with little or no impact to the neighborhood character. Historically, in those hamlet areas, residential uses were adjacent to “small scale” commercial retail/professional uses. The intent is to provide areas within the town to accommodate the sales and service establishments necessary to serve the residents of the town while also encouraging the use of existing structures, preserving the historic characteristics of the hamlet areas, and encouraging the design of new construction to be compatible with the existing buildings and neighborhood characteristics.
- B. Permitted uses: Those uses specified in the Zoning Schedule as Permitted Principal Uses in the A/R (Ag/Residential) and C (Commercial) zones.
- C. Special Permitted Uses: Those uses specified in the Zoning Schedule as Special Permit Uses in the A/R (Ag/Residential), H/R (Highway/Residential) and C (Commercial) zones.
- D. Prohibited Uses: Sawmills are specifically prohibited in this zoning district.
- E. Area width and yard requirements:

	Minimum Area (Square Feet)	Minimum Width (Feet)
1. With Public Water and Sanitary Sewer -		
a. Single Family Dwelling:	12,000	90
b. Two Family Dwelling:	20,000	100
2. With Public Water Only -	43,560	150
3. With No Public Services -	60,000	200

- 4. Lot coverage: Maximum lot coverage for residential dwellings, including structures and all impermeable surfaces, shall not exceed 35% of the parcel.
- 5. Yard setback requirements:
 - a. Front yard: 30 feet
 - b. Rear yard: 50 feet; accessory structures may be located within 10 feet
 - c. Side yard: 10feet

6. Flag Lot requirements:

- a. Minimum lot area to be in conformance with the area of standard lots in the zone where located, exclusive of the “flagstaff” connecting the lot to the public road;
- b. Minimum setbacks are measured from the property lines, again exclusive of the “flagstaff”;
- c. Frontage on the public road shall be no less than fifty (50) feet;
- d. Single residence driveway shall be no less than twelve (12) feet in wide with a compacted base;
- e. If more than one residence then the driveway shall be no less than twenty (20) feet with a compacted road base per residence.
- f. All utilities shall be placed underground.
- g. “Flagstaff” shall be part of a lot and not an easement.

F. Building bulk limitations: Maximum building height 2-1/2 stories or 35 feet, excluding church spires, chimneys, and radio and TV antennas.

F. Commercial / Retail / Professional Use: During a site plan review of parcels located within the Hamlet/Mixed Use District, the Planning Board reserves the right to require the developer to show that the site plan proposal is in harmony with the aesthetic features of the existing structures located in those districts.

1. Lot size: Required lot size shall be established by the Planning Board during the site plan review and approval process. The required minimum lot size shall be based on the amount of land area necessary to adequately accommodate the proposed principal and accessory uses and associated parking, loading and planted open space areas, while respecting setback requirements and on-site circulation needs, including pedestrians, vehicles and emergency vehicles. If the lot size cannot be made to meet the applicable standards of the proposed use for circulation, parking, landscaping, lot coverage and setbacks, the Planning Board may require a reduction in the scale or intensity of the use or the combination of principal and accessory uses and/or conditionally permitted uses before taking action on the site plan.

2. Lot coverage: Maximum lot coverage including all buildings and impermeable surfaces shall not exceed 50% of the lot area.

3. Minimum lot width: 100 feet

G. Off-street parking requirements: Two off-street parking spaces shall be provided for each dwelling unit.