
ARTICLE III – ESTABLISHMENT OF DISTRICTS & MAP

Purpose

It is the objective of this Code to define various categories of residential, resort, commercial and open space districts in such manner as to recognize the existing character and quality of land use and natural features throughout the Town in accord with the Town of Lake Luzerne Comprehensive Plan.

Districts Classification

For the purpose of this Code, the Town of Lake Luzerne, is hereby divided into the following designated districts:

HR – Hamlet Residential

Residential development in a neighborhood setting. The purpose is to create a safe haven for people to live and conduct their domestic activities. A degree of privacy is expected, especially in the house and the rear yards.

HC – Hamlet Commercial

Commercial areas intended to provide for a diverse and vibrant mixture of commercial and residential development. This district is intended to maximize the economic development potential by encouraging infill, reuse and expansion, and by protecting and enhancing a mixture of uses compatible with the surrounding residential neighborhoods.

HI – Hamlet Industrial

Industrial areas that can host appropriate small scale manufacturing within the Town without compromising environmental standards related to traffic, noise, odor, health, visual impact, and are sensitive to the surrounding residential areas of Lake Luzerne.

R-RE – Residential Resort

Residential areas where uses are mixed to accommodate commercial uses focused on tourism in a residential neighborhood setting.

RT – Residential Town, R-RU – Residential Rural, RC – Residential Countryside

These residential districts are located outside the hamlet districts where the natural setting provides for the ability to develop housing in a variety of densities consistent with the area's rural characteristics.

OS – Open Space

Natural areas where development is restricted to low density in order to protect the open space character or unique landscape characteristics.

FH – Flood Hazard – Overlay

The land area adjoining a river, stream, watercourse, or lake which is depicted as lying within the 100-year flood zone as depicted on Flood Insurance Rate Maps (FIRM) prepared under the Flood Hazard Mapping Program of the Department of Homeland Security Emergency Preparedness and Response Directorate (FEMA).

State Lands:

IU – Intensive Use

WF – Wild Forest

R - Reforestation

Boundary Descriptions

- A. The boundaries for each zoning district are the boundaries indicated on the map entitled "Town of Lake Luzerne Zoning Map" which is hereby incorporated and declared to be part of this chapter, and hereinafter referred to as the "Town Zoning Map."
- B. Interpretation of district boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:
 - (1) Boundaries indicated as approximately following the center lines of streets or highways shall be construed to follow such center lines.
 - (2) Boundaries indicated as approximately following lot lines shall be construed to follow such lot lines.
 - (3) Boundaries indicated as following shorelines of ponds and lakes shall be construed to follow such shorelines and, in the event of