

ZONING

199 Attachment 3 – Schedule I

Schedule I
Table of Use and Bulk Requirements

Zoning District	Principal Use	Use Type	Minimum Lot:			Minimum Yards (ft):				Development Coverage (%)	Max. Height		Accessory Uses
			Area	Width (ft)	Depth (ft)	Front	Rear	Side, 1	Side, Both		Stories	Feet	
<u>VILLAGE ADJACENT AREA</u>	Single-family detached <u>or attached</u> dwelling	P	<u>24</u> ac	150	200	50	50	50	100	25	2.5	30	Off-street parking.
<u>TC TOWN CENTER</u>	Single-family detached <u>or attached</u> dwelling (with central water- or and sewer)	P	1 ac <u>20000</u> sf	100	100	25	25	25	50	25	2.5	30	Signs.
<u>[Note: This is a merging of the previous TC and VC Zoning District Table]</u>	Single-family detached <u>or attached</u> dwelling (with central water and sewer) <u>through transfer of development rights</u>	P	8000 <u>5000</u> sf	65 <u>35</u>	100	25	25	45 <u>30</u>	30 <u>15</u>	25	2.5	30	Swimming pools accessory to single-family dwelling.
	Single-family attached (with central water and sewer)	SU	13,000 sf/unit	35	50	25	25	0	0	80	2.5	30	Keeping of domestic animals as pets.
	Two family dwelling	SUP	<u>24</u> ac	<u>150</u>	<u>200</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>100</u>	<u>25</u>	<u>2.5</u>	<u>30</u>	
	Two-family dwelling (with central water and sewer)	P	810000 sf <u>2</u> ac	75 <u>100</u>	100	25	35	25	50	30 <u>25</u>	2.5	30	Home occupation.
	Two-family dwelling (with central water and sewer) through transfer of development rights	P	10000 sf	75	100	25	25	10	20	25	2.5	30	
	Senior housing	SU	5 ac	200	300	50	50	75	150	35	2.5	30	Other accessory uses customarily incidental to the principal use.
	Fire and police protection <u>[Note: this is now included as Community Facilities, Emergency]</u>	P	1 ac	150	200	50	50	50	100	50	2.5	30	<u>Small-scale Solar</u>
	Library	P	1 ac	150	200	50	50	50	100	50	2.5	30	
	Elementary school, secondary school	P	3 ac	200	300	50	75	75	150	40	1	15	
	Neighborhood places of worship	P	1 ac	150	200	50	50	50	100	50	2.5	30	
	Public parks and playgrounds	P	5000 sf	50	50	15	15	15	15	25	1	15	
	Art galleries and museums	P	10000 sf	75	100	25	25	25	50	50	2.5	30	
	Antique and gift shops	P	10000 sf	75	100	25	25	25	50	50	2.5	30	
	Banks	P	20000 sf	100	150	25	50	30	60	50	2.5	30	
	Health services, including medical offices, labs	P	20000 sf	100	150	25	50	30	60	50	2.5	30	
	Community facilities, emergency	P	20000 sf	100	150	25	50	30	60	50	2.5	30	
	Community facilities, nonemergency	P	20000 sf	100	150	25	50	30	60	50	2.5	30	
	Bed-and-breakfast	SU	1 ac	100	150	25	35	30	60	25	2.5	30	
	Hotel or motel	SU	2 ac	200	150	25	100	75	150	40	2.5	30	
	Retail, service commercial and office uses <u>including medical offices</u> (shall not exceed 8,000 sf gross floor area)	P	20000 sf	100	150	25	50	25	50	40	2.5	30	
	Retail, service commercial and office uses (structures greater than 8,000 sf gross floor area)	SU	20000 sf	100	150	25	50	25	50	60	2.5	30	
	Stand-alone restaurant, fast food; tavern; bar; deli	P	20000 sf	100	150	25	50	25	50	40	2.5	30	
	Indoor recreation: bowling alley, skating rink	SU	1 ac	150	200	50	50	50	100	50	2.5	30	
	Indoor entertainment: movie theater, music hall	SU	1 ac	150	200	50	50	50	100	50	2.5	30	
	Day care centers and nursery schools	P	20000 sf	100	100	25	50	30	60	50	2.5	30	
	Auto-related repair; gasoline filling station	SU	1 ac	150	200	50	50	50	100	50	1	15	
	Senior housing	SU	5 ac	200	300	50	50	75	150	35	2.5	30	
	Public utilities	SU	1 ac	150	200	50	50	50	100	50	1	15	
	Large Scale Solar	SU	c	250		100	75	75	150		5		
	<u>Brewery, Cidery, Winery or Distillery</u>	<u>SU</u>	<u>2</u> ac	<u>150</u>	<u>200</u>	<u>50</u>	<u>50</u>	<u>25</u>	<u>50</u>	<u>50</u>	<u>2.5</u>	<u>30</u>	
	Mixed-use	SU	Shall be equivalent to the principal nonresidential use; residential use shall be on upper floor only.										
	Veterinary; animal hospital	SU	3 ac	200	300	100	100	75	150	35	2.5	30	

Notes

Use Type:

(P) = Permitted Use

(SU) = Special Use Requiring Approval from the Planning Board

MAMAKATING CODE

Schedule I
Table of Use and Bulk Requirements

Zoning District	Principal Use	Use Type	Area	Minimum Lot: Width (ft) Depth (ft)	Minimum Yards (ft): Front Rear Side, 1 Side, Both	Development Coverage (%)	Maximum Height Stories Feet	Accessory Uses
IO Industry/Office	Industrial uses	P	40000-sf	150 200	50 50 50 100	50	4 45	Off-street parking.
	Distribution facilities	P	40000-sf	150 200	50 50 50 100	50	4 45	Signs.
	Office and research	P	40000-sf	150 200	50 50 25 50	50	3 35	Other accessory uses customarily incidental to the principal use.
	Wholesale, storage and warehouse	P	40000-sf	150 200	50 50 50 100	50	4 45	Accessory storage of noxious materials.
	Contractor storage yards	P	40000-sf	150 200	50 50 50 100	50	2.5 30	
	Restaurants, except drive-through	P	40000-sf	150 200	50 50 25 50	50	2.5 30	
	Composting, recycling and recovery	SU	10-ac	300 500	200 200 200 400	25	2.5 30	
	Agribusiness	SU	10-ac	200 300	75 75 75 150	35	4 45	
	Trucking terminals	SU	40000-sf	150 200	50 50 50 100	50	2.5 30	
	Motor vehicle and equipment repair	SU	40000-sf	150 200	50 50 50 100	50	2.5 30	
	Extractive operations	SU	25-ac	500 750	200 200 200 400	25	1 15	
	Cage-type poultry	SU	25-ac	500 750	150 150 150 300	10	2.5 30	
	Asphalt manufacture	SU	25-ac	500 750	200 150 150 300	10	2.5 40	
	WTS facility	SU	30000	100 200	25 25 25 50	10	n/a 150	
Public utilities	SU	40000-sf	150 200	50 50 50 100	50	2.5 30		
LIOAD - Airport Development Area	Agricultural farm operations – non-livestock	P	10-1 ac	150 250/200	100/50 25 25 50	10/25	2.5 30	Off-street parking.
	Agricultural farm operation – livestock	P	7 ac	150 250	100 200 50 100	10	2.5 30	
Light Industry/Office	Airport	P	50 ac	500 750	100 100 50 100	25	2.5 30	Signs.
	Aviation sales and repair	P	40000 sf	150 200	50 50 25 50	50	2.5 30	Roadside stands for the sale of agricultural products, primarily on the premises. [Note: now included under "Agritourism"]
	Light industrial uses	P	40000-sf	150 200	50 50 50 100	50	4 45	Other accessory uses customarily incidental to the principal use.
	Distribution facilities	P	40000-sf	150 200	50 50 50 100	50	4 45	Accessory storage of noxious materials.
	Office and research	P	40000 sf	150 200	50 50 25 50	50	3 35	
	Wholesale, storage and warehouse	P	40000-sf	150 200	50 50 50 100	50	4 45	Small scale solar
	Research, experimental and laboratory testing	P	40000 sf	150 200	50 50 50 100	50	4 45	Agritourism
	Lumber, building and farm supply yards	P	40000 sf	150 200	50 50 50 100	50	2.5 30	
	Restaurants, excluding drive-through	P	40000 sf	150 200	50 50 25 50	50	2.5 30	
	Agribusiness	SU	10 ac	200 300	75 75 75 150	35	4 45	
	Trucking terminals	SU	40000-sf	150 200	50 50 50 100	50	2.5 30	
	Motor vehicle and equipment repair	SU	40000 sf	150 200	50 50 50 100	50	2.5 30	
	Franchise automotive sales	SU	40000 sf	150 200	50 50 50 100	50	2.5 30	
	Extractive operations	SU	25-ac	500 750	200 200 200 400	25	1 15	
WTS facility	SU	30000 sf	100 200	25 25 25 50	10	n/a 150		
Large Scale Solar	SU		250	100 75 75 150				
Public utilities	SU	40000 sf	150 200	50 50 50 100	50	2.5 30		

Use Type: (P) = Permitted Use (SU) = Special Use Requiring Approval from the Planning Board

For light industrial, distribution facilities, wholesale, storage and warehouse, and office and research uses, the Planning Board, at its discretion, may approve up to sixty-five-percent development coverage, provided the applicant submits a stormwater management plan which shall control stormwater by infiltration methods or other best management practices and incorporates water quality protection measures in a manner acceptable to the Planning Board. The Planning Board shall also require appropriate landscaping to mitigate potential visual impacts associated with large expanses of impervious surfaces.

ZONING

Schedule I
Table of Use and Bulk Requirements

Zoning District	Principal Use	Use Type	Minimum Lot: Area	Minimum Lot: Width (ft)	Minimum Lot: Depth (ft)	Minimum Yards (ft): Front	Minimum Yards (ft): Rear	Minimum Yards (ft): Side, 1	Minimum Yards (ft): Side, Both	Development Coverage (%)	Maximum Height Stories	Maximum Height Feet	Accessory Uses
PO Planned Office/IC- Interchange Commercial	Agricultural farm operations – non-livestock	P	401 ac	150 100	250 200	100 25	100 200	50 25	100 50	10 25	2.5	30	Signs.
	Agricultural farm operation – livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30	
	Distribution facilities	P	40000 sf	150	200	50	50	50	100	50	2.5	30	Roadside stands for the sale of agricultural
	Office and research business park	P	5 ac	300	400	100	100	75	150	60	2.5	30	products, primarily on the premises. [Note: now included under "Agritourism"]
	Medical offices	P	40000 sf	150	200	50	50	50	100	50	2.5	30	Other accessory uses customarily incidental to the
	Conference center	P	40000 sf	150	200	50	50	50	100	50	2.5	30	principal use.
	Park and Ride	P	40000 sf	150	200	50	50	50	100	50	2.5	30	
	Tow business	P	40000 sf	150	200	50	50	50	100	50	2.5	30	
	Public or Private Emergency Service Providers	P	40000 sf	150	200	50	50	50	100	50	2.5	30	
	Tourist information buildings or kiosks	P	30000 sf	100	200	25	25	25	50	10	2.5	30	
	Agribusiness	SU	10 ac	200	300	75	75	75	150	35	2.5	30	Small scale solar
	Golf course	SU	75 ac	400	600	100	100	100	200	25	2.5	30	Agritourism
	Resort hotel	SU	10 ac	200	300	100	100	50	100	40	2.5	30	
	Hotel or motel	SU	3 ac	200	300	100	100	75	150	35	2.5	30	
	Planned residential development (PRD)	SU	25 ac	300	400	100	100	100	200	25	3.5	40	
	Veterinary; animal hospital	SU	3 ac	200	300	100	100	75	150	35	2.5	30	
	Accessory day-care facilities	SU	n/a										
	Public utilities	SU	3 ac	200	200	100	100	75	150	35	2.5	30	
	WTS facility	SU	30000 sf	100	200	25	25	25	50	10	n/a	150	
	Gasoline filling station/convenience store	SU	40000 sf	150	200	50	50	50	100	50	2.5	30	
Restaurant	SU	2 ac	150	200	50	50	50	100	40	2.5	30		
Truck Stop/Travel Center	SU	5 ac	300	400	100	100	75	150	60	2.5	30		
Breweries, Cideries, Wineries or Distilleries	SU	2 ac	150	200	50	50	25	50	50	2.5	30		
Large Scale Solar	SU		250		100	75	75	150					

Notes

Use Type:

(P) = Permitted Use

(SU) = Special Use Requiring Approval from the Planning Board

MAMAKATING CODE

Schedule I
Table of Use and Bulk Requirements

Zoning District	Principal Use	Use Type	Minimum Lot: Area	Minimum Lot: Width (ft)	Minimum Lot: Depth (ft)	Minimum Yards (ft): Front	Minimum Yards (ft): Rear	Minimum Yards (ft): Side, 1	Minimum Yards (ft): Side, Both	Development Coverage (%)	Max. Height: Stories	Max. Height: Feet	Accessory Uses	
PRO	Single-family detached dwelling (refer to 199-36)	P	10 ac	200	300	50	50	50	100	5	2.5	30	Signs.	
Planned Resort - Office Development	Agricultural farm operation – non-livestock	P	10 ac	150	250 200	100 25	100 2	50 25	100 50	10 25	2.5	30	Off-street parking.	
	Agricultural farm operation – livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30		
	Educational, interpretive and research center	P	40000 sf	150	200	50	50	50	100	30	2.5	30	Roadside stands for the sale of agricultural	
	Golf course	P	75 ac	400	600	100	100	100	200	25	2.5	30	products, primarily on the premises. [Note: now included under "Agritourism"]	
	Commercial outdoor recreation	P	25 ac	400	400	100	100	100	200	5	1	15	Day-care center accessory to PRC	
	Nurseries and greenhouses <u>Horticultural Specialty</u>	P	10 ac	200	300	50	50	50	100	5	1	15	and office-business park.	
	Planned resort community (PRC)	P	100ac			Refer to Section 199-18 and Schedule II								Other accessory uses customarily incidental to the
	Planned residential development (PRD)	SU	25ac	300	400	100	100	100	200	25	3.5	40		
	Resort hotel; country inn	SU <u>P</u>	25 ac	300	400	100	100	100	200	25	2.5	30	principal use.	
	Dude ranch	SU	25 ac	300	400	100	100	75	150	10	1	15	<u>Small scale solar</u>	
	Medical offices	P	40000 sf	150	200	50	50	50	100	30	2.5	30	<u>Agritourism</u>	
	Office and research business park	SU	10 ac	200	300	75	75	75	150	40	3	35		
	<u>Breweries, Cideries, Wineries or Distilleries</u>	<u>SU</u>	<u>2</u> ac	<u>150</u>	<u>200</u>	<u>50</u>	<u>50</u>	<u>25</u>	<u>50</u>	<u>50</u>	<u>2.5</u>	<u>30</u>		
	Restaurant	SU	40000 sf	150	200	50	50	50	100	30	2.5	30		
Conference center	SU	10 ac	200	300	75	75	75	150	40	2.5	30			
Public utilities	SU	3 ac	200	200	100	100	75	150	35	2.5	30			
WTS facility	SU	30000 sf	100	200	25	25	25	50	10	n/a	150			
<u>Large Scale Solar</u>	<u>SU</u>		<u>250</u>		<u>100</u>	<u>75</u>	<u>75</u>	<u>150</u>						

Notes

Use Type:

(P) = Permitted Use

(SU) = Special Use Requiring Approval from the Planning Board

ZONING

Schedule I
Table of Use and Bulk Requirements

Zoning District	Principal Use	Use Type	Area	Minimum Lot: Width (ft)	Depth (ft)	Front	Rear	Minimum Yards (ft): Side, 1	Side, Both	Development Coverage (%)	Maximum Height Stories	Feet	Accessory Uses
RVP	Single-family detached dwelling (refer to 199-36)	P	10 ac	200	300	50	50	50	100	5	2.5	30	Off-street parking.
RIDGE AND VALLEY PROTECTION	Wildlife, open space and game preserves	P	25 ac	200	200	50	50	50	100	1	1	15	Signs as regulated in Article VI.
	Limited mixed-use resort development	P				Refer to Section 199-19, Supplemental use regulations for the RVP District						Swimming pools accessory to single-family residence.	
	Resort; eCountry inn	SU	50 ac	500	750	100	200	100	200	20	3.5	40	Stables accessory to single-family residence.
	Conference center; Bed and breakfast	SU	25 10 ac	200 150	200	50 100	50 20	50	100	5 10	2.5	45 30	Raising of domestic animals as pets or a hobby.
	Educational, research and interpretative centers	SU	25 ac	200	200	50	50	50	100	5	1	15	Boathouses and boat docks.
	Nurseries and greenhouses Horticultural Specialty	SU	10 ac	150	150	100	100	50	100	5	2.5	45 30	Pets.
	Dude ranch	SU	50 ac	300	400	100	100	75	150	5	2.5	30	Other accessory uses customarily incidental to the principal use.
	WTS facility	SU	30,000 sf	100	200	25	25	25	50	10	n/a	150	Small Scale Solar Agritourism accessory to horticultural specialty Small Scale Farms
	Breweries, Cideries, Wineries or Distilleries	SP	10 ac	150	200	50	50	25	50	50	2.5	30	
MG	Single-family detached dwelling (refer to 199-36)	P	10 ac	200	300	50	50	50	100	5	2.5	30	Off-street parking.
MOUNTAIN	Commercial outdoor recreation	P	25 ac	400	400	100	100	100	200	5	1	15	Signs as regulated in Article VI.
GREENBELT	Nurseries and greenhouses Horticultural Specialty	P	10 ac	200	300	50	50	50	100	5	1	15	Swimming pools accessory to single-family residence.
	Agricultural farm operation – non-livestock	P	10 1 ac	150 100	250 200	25	25	25	50	12 5	2.5	45 30	Stables accessory to single-family residence.
	Agricultural farm operation – livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30	Small Scale Farms
	Bed-and-breakfast	SU	5 ac	150	200	50	50	50	100	5	2.5	30	Raising of domestic animals as pets or a hobby.
	Golf course	SU	75 ac	400	600	100	100	100	200	10	2.5	30	Boathouses and boat docks.
	Resort; country inn	SU	25 ac	300	400	100	100	100	200	25	2.5	30	Pets.
	Conference center	SU	10 ac	200	300	75	75	75	150	40	2.5	30	Roadside stand for the sale of agricultural products produced primarily on the premises. [Note: now included under "Agritourism"]
	Campus-Type Office and research business park	SU	10 ac	200	300	75	75	75	150	40	2.5	35 0	
	Dude ranch	SU	25 ac	300	400	100	100	75	150	10	1	15	Home occupation.
	Summer and day camps	SU	10 ac	200	300	100	100	75	150	25	1	15	Hobby farm accessory to single-family det. residence.
	Cemetery	SU	5 ac	200	300	50	50	75	150	40	1	15	Other accessory uses customarily incidental to the principal use.
	Kennels	SU	3 ac	300	300	100	100	100	200	25	1	15	
	Restaurant	SU	5 ac	200	300	50	50	75	150	40	2.5	30	Small scale solar
	Rod and gun club	SU	100 ac	600	600	100	100	100	200	15	2.5	30	Agritourism
	Commercial outdoor shooting range	SU	100 ac	800	800	100	300	300	600	15	2.5	30	
	Public utilities	SU	3 ac	200	200	100	100	75	150	15	1	15	
	Vacation campground	SU	10 ac	200	300	100	100	75	150	25	1	15	
	WTS facility	SU	30,000 sf	100	200	25	25	25	50	10	n/a	150	
	Large Scale Solar	SU		250		100	75	75	150				
	Breweries, Cideries, Wineries or Distilleries	SP	2 ac	150	200	50	50	25	50	50	2.5	30	

Notes
Use Type:
(P) = Permitted Use
(SU) = Special Use Requiring Approval from the Planning Board

MAMAKATING CODE

Schedule I
Table of Use and Bulk Requirements

Zoning District	Principal Use	Use Type	Area	Minimum Lot: Width (ft)	Depth (ft)	Front	Rear	Side, 1	Side, Both	Development Coverage (%)	Maximum Height Stories	Feet	Accessory Uses
WRA	Single-family detached dwelling	P	3 ac	150	200	50	50	40	80	5	2.5	30	Off-street parking.
WINTERTON-RESIDENTIAL	Nurseries and greenhouses Horticultural Specialties	P	5 ac	150	200	50	50	50	100	5	1	15	Signs. Swimming pools accessory to single-family residence.
AGRICULTURAL	Agricultural farm operation – non-livestock	P	401 ac	150	250 200	25	25	25	50	25	42.5	45 30	Stables accessory to single-family residence.
[Note: This district is a merger of WRA and MRA]	Agricultural farm operation – livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30	Small Scale Farms
	Bed-and-breakfast	SU	3 ac	150	200	50	50	50	100	5	2.5	30	Keeping of domestic animals as pets.
	Art gallery; artisan studio/shop	P	3 ac	150	200	50	50	50	100	5	2.5	30	Roadside stand for the sale of agricultural
	Golf course	SU	75 ac	400	600	100	100	100	200	10	2.5	30	products produced primarily on the premises. [Note: now included under "Agritourism"]
	Commercial dude ranch	SU	25 ac	300	400	100	100	75	150	5	2.5	30	Home occupation.
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15	Hobby farm accessory to single-family residence.
	Kennels	SU	5 ac	300	300	100	100	100	200	25	1	15	Other accessory uses customarily incidental to the principal use.
	Restaurant	SU	5 ac	200	300	50	50	75	150	40	2.5	30	Small Scale Solar
	Art galleries; museums; antiques; gift shops	SU	3 ac	150	200	50	50	50	100	2	2.5	30	Agritourism
	Vacation campground	SU	10 ac	200	300	100	100	75	150	25	1	15	
	Public utilities	SU	3 ac	200	200	100	100	75	150	50	2.5	30	
	Large Scale Solar	SU		250		100	75	75	150				
	Breweries, Cideries, Wineries or Distilleries	SP	2 ac	150	200	50	50	25	50	50	2.5	30	
MRA-MOUNTAIN-RESIDENTIAL	Single-family detached dwelling	P	3 ac	150	200	50	50	40	80	5	2.5	30	Off-street parking. Signs.
AGRICULTURAL	Nurseries and greenhouses	P	5 ac	150	200	50	50	50	100	5	1	15	Swimming pools accessory to single-family residence.
	Agricultural operations	P	10 ac	150	250	25	25	25	50	5	1	15	Stables accessory to single-family residence.
	Bed-and-breakfast	SU	3 ac	150	200	50	50	50	100	5	2.5	30	Keeping of domestic animals as pets.
	Golf course	SU	75 ac	400	600	100	100	100	200	10	2.5	30	Roadside stand for the sale of agricultural
	Commercial dude ranch	SU	25 ac	300	400	100	100	75	150	5	2.5	30	products produced primarily on the premises.
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15	Home occupation.
	Public utilities	SU	3 ac	200	200	100	100	75	150	15	2.5	30	Hobby farm accessory to single-family residence.
	Vacation campground	SU	10 ac	200	300	100	100	75	150	25	1	15	Other accessory uses customarily incidental to the principal use.
BR-BURLINGHAM-RESIDENTIAL	Single-family, detached (non central water or sewer)	P	2 ac	150	200	50	50	40	80	25	2.5	30	Off-street parking.
	Single-family, detached (with central water and/or sewer)	P	1 ac	100	150	25	35	30	60	5	2.5	30	Signs.
	Nurseries and greenhouses Horticultural Specialties	P	5 ac	150	200	50	50	50	100	5	1	15	Swimming pools accessory to single-family residence.
	Agricultural farm operation – non-livestock	P	401 ac	150	250	25	25	25	50	52.5	2.5	30	Stables accessory to single-family residence.
	Agricultural farm operation – livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30	Keeping of domestic animals as pets.
	Bed-and-breakfast	SU	3 ac	150	200	50	50	50	100	5	2.5	30	Small Scale Farms
	Golf course	SU	75 ac	400	600	100	100	100	200	10	2.5	30	Roadside stand for the sale of agricultural
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15	products produced primarily on the premises. [Note: now included under "Agritourism"]
	Public utilities	SU	3 ac	200	200	100	100	75	150	15	2.5	30	Home occupation.
	Restaurant	SU	5 ac	200	300	50	50	75	150	40	2.5	30	Hobby farm accessory to single-family residence.
	Art galleries; museums; antiques; gift shops	SU	2 ac	150	200	50	50	50	100	25	2.5	30	Other accessory uses customarily incidental to the principal use.
	Large Scale Solar	SU		250		100	75	75	150				
	Breweries, Cideries, Wineries or Distilleries	P	2 ac	150	200	50	50	25	50	50	2.5	30	Agritourism

Notes

Use Type:

(P) = Permitted Use

(SU) = Special Use Requiring Approval from the Planning Board

ZONING

Schedule I
Table of Use and Bulk Requirements

Zoning	Use	Minimum Lot:	Minimum Yards (ft):	Development	Max. Height								
District	Principal Use	Type	Area	Width (ft)	Depth (ft)	Front	Rear	Side, 1	Side, Both	Coverage (%)	Stories	Feet	Accessory Uses
NR	Single-family detached dwelling	P	1-2 ac	100	150	25	35	40	80	25	2.5	30	Off-street parking.
NEIGHBORHOOD RESIDENTIAL¹	Single-family detached dwelling (with central water or sewer)	P	30000 sf	100	100	25	25	25	50	25	2.5	30	Signs.
	Single-family detached dwelling (with central water and sewer) through transfer of development rights	P	10000 sf	75	100	25	25	25	50	25	2.5	30	Swimming pools accessory to single-family dwelling.
	Two-family dwelling (without central water or sewer)	SU	2 ac	150	200	50	50	50	100	35	2.5	30	Stables accessory to single-family dwelling.
	Two-family dwelling (with central water and sewer) through transfer of development rights	P	20000 sf	75	100	25	35	25	50	25	2.5	30	
	Nurseries and Greenhouses/Horticultural Specialties	P	3 ac	150	200	50	50	50	100	5	1	15	Keeping of domestic animals as pets.
	Public parks and playgrounds	P	5,000 sf	50	50	15	15	15	15	25	1	15	Roadside stand for the sale of agricultural
	Elementary schools	P	3 ac	200	300	50	75	75	150	50	2.5	30	Products produced primarily on the premises [Note: now included under "Agritourism"]
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15	Home occupation .
	Restaurant	SU	2 ac	150	200	50	50	50	100	40	2.5	30	Other accessory uses customarily incidental to the
	Planned residential development	SU	25 ac	300	400	100	100	100	200	40	3.5	40	principal use.
	Hotel or motel	SU	3 ac	200	300	50	75	75	150	35	2.5	30	Hobby farm accessory to a single-family residence
	Golf course	SU	75 ac	400	600	100	200	100	200	15	2.5	30	Small scale solar
	Boat sales and rentals	SU	3 ac	200	300	75	75	75	150	40	1	15	Agritourism
	Art galleries; museums; antiques and gift shops	SU	20000 sf	100	100	25	35	25	50	25	2.5	30	Small-scale farms
	Retail convenience use (maximum 2,000 sf gfa)	SU**	20000 sf	100	100	25	35	25	50	25	2.5	30	
	Large Scale Solar	SU		250		100	75	75	150				
LAKE NEIGHBORHOOD RESIDENTIAL	Single-family detached dwelling	P	2 ac	100	150	25	35	40	80	25	2.5	30	Off-street parking.
	Single-family detached dwelling (with central water or sewer)	P	30000 sf	100	100	25	25	25	50	25	2.5	30	Signs.
	Single-family detached dwelling (with central water and sewer)	P	20000 sf	75	100	25	25	25	50	25	2.5	30	Swimming pools accessory to single-family dwelling.
	Two-family dwelling (without central water or sewer)	SU	2 ac	150	200	50	50	50	100	35	2.5	30	Stables accessory to single-family dwelling.
	Nurseries and greenhouses	P	3 ac	150	200	50	50	50	100	5	1	15	Keeping of domestic animals as pets.
	Public parks and playgrounds	P	5,000 sf	50	50	15	15	15	15	25	1	15	Roadside stand for the sale of agricultural
	Elementary schools	P	3 ac	200	300	50	75	75	150	50	2.5	30	products produced primarily on the premises. [Note: now included under "Agritourism"]
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15	Home occupation .
	Restaurant	SU	2 ac	150	200	50	50	50	100	40	2.5	30	Other accessory uses customarily incidental to the
	Planned residential development	SU	25 ac	300	400	100	100	100	200	40	3.5	40	principal use.
	Hotel or motel	SU	3 ac	200	300	50	75	75	150	35	2.5	30	Hobby farm accessory to a single-family residence.
	Golf course	SU	75 ac	400	600	100	200	100	200	15	2.5	30	Small Scale solar
	Boat sales and rentals	SU	3 ac	200	300	75	75	75	150	40	1	15	
	Art galleries; museums; antiques and gift shops	SU	20000 sf	100	100	25	35	25	50	25	2.5	30	
	Retail convenience use (maximum 2,000 sf gfa)	SU**	20000 sf	100	100	25	35	25	50	25	2.5	30	
	Large Scale Solar	SU		250		100	75	75	150				

Use Type:

(P) = Permitted Use(SU) = Special Use Requiring Approval from the Planning Board

¹Central water and/or sewer must be a Town-endorsed water system and sewer system as defined in § 199-6.

**In the NR or LN Zone, these special uses are permitted only on county or state roads and not within a previously approved residential subdivision.

MAMAKATING CODE

Schedule I
Table of Use and Bulk Requirements

HC	Single-family detached dwelling	P	1 ac	100	150	25	35	30	60	25	2.5	30	Off-street parking.
HAMLET	Single-family detached dwelling (with central water or sewer)	P	30000 sf	100	100	25	25	25	50	25	2.5	30	Signs.
CENTER ¹	Single-family detached dwelling (with central water and sewer)	P	20000 sf	75	100	25	25	25	50	25	2.5	30	Swimming pools accessory to single-family dwelling.
	<u>Single-family detached dwelling (with central water and sewer) through transfer of development right</u>		<u>5000 sf</u>										
	Two-family dwelling (without central water or sewer)	SU*	<u>21.5 ac</u>	150	200	50	50	50	100	35	2.5	30	Stables accessory to single-family dwelling.
	Two-family dwelling (with central water and sewer)	P	40000 sf	75	100	25	35	25	50	25	2.5	30	Keeping of domestic animals as pets.
	<u>Two-family dwelling (with central water and sewer) through transfer of development rights</u>	<u>P</u>	<u>10000 sf</u>										
	<u>Micro-home on individual lot (with central water and sewer)</u>	<u>P</u>	<u>5000</u>	<u>25</u>	<u>100</u>	<u>25</u>	<u>10</u>	<u>5</u>	<u>10</u>	<u>25</u>	<u>2</u>	<u>26</u>	
	<u>Micro-homes on common lot</u>	<u>SU</u>	<u>1 ac</u>	<u>75</u>	<u>100</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>50</u>	<u>25</u>	<u>2</u>	<u>26</u>	
	Agricultural farm operation – non-livestock	P	1 ac	150	200	25	25	25	50	25	2.5	30	
	Agricultural farm operation – livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30	Small scale solar
	Neighborhood places of worship; library; fire and police protection	P ²	1 ac	150	200	50	50	50	100	50	2.5	30	Roadside stand for the sale of agricultural products produced primarily on the premises. [Note: now included under "Agritourism"]
	Public parks and playgrounds	P	5,000 sf	50	50	15	15	15	15	25	1	15	Home occupation.
	Community facilities, nonemergency	P	20000 sf	100	150	25	50	30	60	50	2.5	30	
	Community facilities, emergency	P	20000 sf	100	150	25	50	30	60	50	2.5	30	
	Library	P	1 ac	150	200	50	50	50	100	50	2.5	30	
	Bed-and-breakfast, Country Inn	SU*	1 ac	100	150	25	35	40	80	25	2.5	30	Other accessory uses customarily incidental to the principal use.
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15	
	Restaurant; tavern; bar	SU*	20000 sf	100	100	25	35	25	50	25	2.5	30	Micro-home containing one residential units accessory to single-family detached residence and meeting all yard, height and coverage requirements, and subject to adequate wastewater disposal facilities.
	Planned residential development	SU*	25 ac	300	400	100	100	100	200	25	3.5	40	
	Motel or hotel	SU*	3 ac	200	300	50	75	75	150	35	2.5	30	
	Golf course	SU	75 ac	400	600	100	200	100	200	15	2.5	30	
	Elementary schools, community centers	SU*	3 ac	200	300	50	75	75	150	50	2.5	30	Agritourism
	Art galleries; museums; antiques; gift shops; artisan shops	SU*	10000 sf	75	100	25	25	25	50	50	2.5	30	
	Retail, service commercial and office uses	SU*	10000 sf	75	100	25	25	25	50	50	2.5	30	
	____ (structures shall not exceed 2,000 sf)												
	Agribusiness, limited to properties with frontage on Rte. 209	SU	10 ac	200	300	75	75	75	150	35	2.5	30	
	Mixed Use	SU											
	Large Scale Solar	SU		250		100	75	75	150				
	Breweries, Cideries, Wineries or Distilleries	SU	40,000 sf	100	100	25	35	25	50	25	2.5	30	

Notes *In the HC Zone, these special uses are permitted only within a radius of 1,500 feet of the center of the following intersections:

- | | |
|---|---|
| Use Type: | Westbrookville - CR 163 and U.S. Route 209 |
| (P) = Permitted Use | Summitville - Summitville Road and Mt. Vernon Road |
| (SU) = Special Use Requiring Approval from the Planning Board | Phillipsport - Phillipsport Road and U.S. Route 209 |

¹ Central water and/or sewer must be a Town-endorsed water system and sewer system as defined in § 199-6.

ZONING

**Schedule I
Table of Use and Bulk Requirements**

Zoning	Use	Type	Area	Minimum Lot: Width (ft)	Depth (ft)	Minimum Yards (ft): Front	Rear	Side, 1	Side, Both	Development Coverage (%)	Maximum Height Stories	Feet	Accessory Uses
VC VILLAGE CENTER	Single-family detached dwelling	P	1-ac	100	150	25	35	30	60	25	2.5	30	Off-street parking.
	Single-family detached dwelling (with central water or sewer)	P	30000-sf	100	100	25	25	25	50	25	2.5	30	Signs.
	Single-family detached dwelling (with central water and sewer)	P	20000-sf	65	100	25	25	15	30	50	2.5	30	Swimming pools accessory to single-family residence.
	Single-family attached	SU	8000-sf										Small-scale solar
	Two-family dwelling (with central water and sewer)	SU	40000-sf	75	100	25	35	25	50	50	2.5	30	Keeping of domestic animals as pets.
	Community facilities, emergency	P	20000-sf	100	150	25	50	30	60	50	2.5	30	Home occupation.
	Community facilities, nonemergency	P	20000-sf	100	150	25	50	30	60	50	2.5	30	Other accessory uses customarily incidental to the
	Elementary school, secondary school	P	3-ac	200	300	50	75	75	150	40	†	15	principal use.
	Neighborhood places of worship; library; fire and police protection	P	1-ac	150	200	50	50	50	100	50	2.5	30	
	Public parks and playgrounds	P	5,000-sf	50	50	15	15	15	15	25	†	15	
	Bed and breakfast	SU	1-ac	100	150	25	35	30	60	25	2.5	30	
	Hotel or motel	SU	2-ac	200	150	25	100	75	150	40	2.5	30	
	Art galleries and museums	P	10000-sf	75	100	25	25	25	50	50	2.5	30	
	Antique and gift shops	P	10000-sf	75	100	25	25	25	50	50	2.5	30	
	Banks	P	20000-sf	100	150	25	50	30	60	50	2.5	30	
	Day-care centers and nursery schools	P	20000-sf	100	150	25	50	30	60	50	2.5	30	
Retail, service commercial and office uses (shall not exceed 45,000-sf gross floor area per story)	P	20000-sf	100	150	25	50	25	50	40	2.5	30		
Restaurant; tavern; bar; deli	P	20000-sf	100	150	25	50	25	50	40	2.5	30		
Indoor recreation: bowling alley, skating rink	SU	1-ac	150	200	50	50	50	100	50	2.5	30		
Indoor entertainment: movie theater, music hall	SU	1-ac	150	200	50	50	50	100	50	2.5	30		
Auto repair; gasoline filling station	SU	1-ac	150	200	50	50	50	100	50	†	15		
Mixed use	SU												Shall be equivalent to the principal nonresidential use; residential use shall be on upper floor only.
Veterinary; animal hospital	SU	3-ac	200	300	100	100	75	150	35	2.5	30		
Public utilities	SU	1-ac	150	200	50	50	50	100	50	†	15		
Senior housing	SU	5ac	200	300	50	50	75	150	35	2.5	30		
Large Scale Solar	SU			250		100	75	75	150				

Notes
 Use Type:
 (P) = Permitted Use
 (SU) = Special Use Requiring Approval from the Planning Board

***Central water and/or sewer must be a Town endorsed water system and sewer system as defined in § 19**