

Minimum Lot Area and Setback Table – Agriculture – Section #600

Zone District	Use Classes	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Minimum Green Space (%)	Maximum Allowable Lot Coverage %	Maximum Building Height
				Front (Feet)	Side (Feet)	Rear (Feet)			
Agricultural (AG)	Permitted Uses	Square Feet or Acres	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)			Feet
Footnote 1	Farm, Agricultural Operation or Farm Stand	7 acres	n/a	* 100	30	30	n/a	n/a	35
	Dwelling, Single-Family	30,000	150	75	15	15	70	30	35
	Public Utilities	n/a	n/a	60	20	20	n/a	n/a	35
	Horticultural Use	2 acres	200	75	30	30	40	60	35
	Stable, Commercial or Private	7 acres	200	100	30	30	70	30	35
	Fire and Emergency Services	2 acres	200	75	30	30	40	60	35
	Religious Use	3 acres	200	75	30	30	40	60	35
	Uses Requiring a Special Use Permit								
	Outdoor Recreation	2 acres	300	75	30	30	70		35
	Kennels	2 acres	200	100	40	40	70	30	35
	Recreational Areas	2 acres	200	75	30	30	70	30	35
	Cemeteries	5 acres	150	75	15	15	85	15	35
	Golf Course, Public or Private	20 acres	250	75	30	30	85	15	35
Footnote 2	Agricultural-based Business or Farmers' Market	2 acres	200	75	30	30	30	70	35
	Nature Preserve	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Tele-communications Tower (s)	See Text							

- Footnote 1 - Front Setback - 100 Feet with livestock, 75 feet to other agricultural structures.
- Footnote 2 – Maximum Building size for an Agricultural Based Business is 100 sq. ft. with a maximum two (2) acres total developed area.

Minimum Lot Size and Setback Tables - High Density Residential (HDR) Section #602

Zone District	Use Classes	Minimum Lot Size	Minimum Lot Width	Minimum Setback (Feet)			Minimum Green Footnote 3	Maximum Allowable Lot Coverage	Maximum Building Height (feet)
				Front (Feet)	Side (Feet)	Rear (Feet)			
High Density Residential (HDR)	Permitted Uses	Square Feet or Acres	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Space (%)	(%)	
	Public Utility	n/a	n/a	60	20	20	n/a	n/a	35
	Dwelling, Single-Family	30,000	150	50	15	15	70	30	35
	Dwelling Two-Family	40,000	150	50	15	15	70	30	35
Footnote 1	Dwelling Multi-Family	3 acres	150	50	15	15	70	30	40
Footnote 1	Dwelling Attached or Row	2 acres	150	50	15	15	60	40	40
	Farm, Agricultural Operation or Farm Stand	7 acres	n/a	100	30	30	n/a	n/a	35
Footnote 1, 2	Senior Housing	3 acres	150	50	15	15	60	40	40
	Nature Preserve	n/a	n/a	n/a	n/a	n/a	90	10	n/a
	School, Public or Private	5 acres	360	100	40	40	30	70	35
	Religious Use	3 acres	280	100	40	40	30	70	35
	Fire and Emergency Services	2 acres	200	60	20	20	30	70	35
	Uses Requiring a Special Use Permit								
	Swimming Pool, Public	2 acres	200	75	30	30	70	30	30
	Recreational Area	2 acres	150	75	30	30	70	30	30
	Horticultural Use	2 acres	150	75	30	30		30	30
	Family Day Care or Group Family Day Care								
	Manufactured Home Community	See Part 813							

Footnotes

1. With Public Sewer, Without Public Sewer 200 feet
2. See Part 814
3. Minimum Green Space does not include Storm Water Management Area

Minimum Lot Size and Setback Tables – Retail/Commercial (C-1) Section #603

Zone District	Use Classes	Minimum Lot Size	Minimum Lot Width	Minimum Setback			*Minimum Green Footnote 1	Max Allowable Lot Coverage	Maximum Building Height (Feet)
				Front (Feet)	Side (Feet)	Rear (Feet)	Space (%)	(%)	
Retail – Commercial (C-1)	Permitted Uses	Square Feet or Acres	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)			
Footnote 3	Farm, Agricultural Operation or Farm Stand	7 acres	n/a	100	30	30	n/a	n/a	35
	Retail	66,000	200	60	20	20	15	85	35
	Personal Service Establishments	40,000	200	60	20	20	15	85	35
	Animal Sales & Grooming	30,000	200	60	20	20	25	75	35
	Professional Office	40,000	200	60	20	20	25	75	35
	Restaurant	66,000	200	60	20	20	15	85	35
	Motor Vehicle Wash	30,000	200	60	20	20	15	85	35
	Hotel, Motel, Inn	2 acres	200	60	20	20	25	75	40
	Recreation, Indoor Commercial	2 acres	200	60	20	20	25	75	35
	Public Utilities	n/a	n/a	40	20	20	n/a	n/a	35
	Drive-In Facilities/Restaurant	66,000	200	60	20	20	15	85	35
	Bar or Tavern	66,000	200	60	20	20	25	75	35
	Convention Center	5 acres	200	60	20	20	25	75	40
	Convenience Store	60,000	200	60	20	20	15	85	35
	Horticultural Use	2 acres	200	60	20	20	n/a	75	35
	Nature Preserve	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Footnote 2	Senior Housing	3 acres	200	60	20	20	30	70	35
	Shopping Center, Mixed Use Retail Building	5 acres	300	60	20	20	15	85	35
	Mini Mall Plaza	2 acres	200	60	20	20	15	85	35
	Fire and Emergency Services	2 acres	200	60	20	20	30	70	35
	Religious Use	3 acres	200	60	20	20	30	70	35
	All NYS Licensed Child Care Services	1 acre	200	60	20	20	15	85	35
	Agricultural-based Business or Farmers' Market								
	Uses Requiring a Special Use Permit								
	Gasoline Station	40,000	200	60	20	20	15	85	35
	Recreational Areas	n/a	n/a	60	20	20	90	10	35
	Motor Vehicle Repair or Service Station	66,000	200	60	20	20	15	85	35
	New Auto Sales	5 acres	200	60	20	20	15	85	35
	Outdoor Sales Without Principle Building	2 acres	200	60	20	20	40	60	n/a

Footnotes – 1. Minimum Green Space does not include Storm Water Management areas 2. See Part 814 3. Includes Farm Dwellings

Minimum Lot Area and Setback Table – Low Intensity Commercial(C-2) - Section #604

Zone District	Use Classes	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Minimum Green Footnote 1	Maximum Allowable Lot Coverage	Maximum Building Height (Feet)
				Front (Feet)	Side (Feet)	Rear (Feet)			
Low Intensity Commercial (C-2)	Permitted Uses – Footnote 4	Square Feet or Acres	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Space (%)	(%)	
	Agricultural-based Business or Farmers’ Market	2 acres	250	75	20	20	25	75	35
	Farm, Agricultural Operation or Farm Stand	7 acres	n/a	100	30	30	n/a	n/a	35
	Small Engine Repair	40,000	200	75	30	20	25	75	35
	All NYS Licensed Child Care Services	1 acre	200	75	30	20	40	60	35
	Outdoor Recreation	3 acres	250	75	30	30	60	40	35
	Dwelling, Single Family	1 acre	200	75	20	20	70	30	35
	Machine Shop and/or, Woodworking Shop	66,000	200	75	30	30	25	75	35
Footnote 2	Stable, Commercial	7 acres	250	100	50	50	60	40	35
	Retail	66,000	200	75	20	20	25	75	35
	Mixed-Use Building	2 acres	200	75	20	20	25	75	35
	Nature Preserve	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Parking Area or Lot	2 acres	200	75	20	20	25	75	n/a
	Personal Service Establishments	40,000	200	75	20	20	25	75	35
	Gasoline Station	40,000	200	75	20	20	25	75	35
	Animal Sales & Grooming	40,000	200	75	20	20	25	75	35
	Funeral Home	2 acres	250	75	30	30	25	75	35
	Restaurant	2 acres	250	75	30	30	25	75	35
	Motor Vehicle Wash	30,000	150	75	20	20	25	75	35
	Fire and Emergency Services	2 acres	200	75	20	20	25	75	35
	Adult Uses	40,000	200	75	20	20	25	75	35
	Religious Use	3 acres	200	75	20	20	25	75	35
	Public Utilities	n/a	n/a	30	15	15	n/a	75	35
	Animal Hospital	1 acre	200	75	20	20	25	75	35
	Drive-In Facility	66,000	200	75	30	30	25	75	35
	Bar or Tavern	66,000	250	100	50	50	25	75	35
	Convenience Store	40,000	150	75	30	30	25	75	35
	Horticultural Use	2 acres	200	75	20	20	25	75	35
	Machinery and/or Transportation., Equipment Sales, Service and/or Repair	2 acres	250	100	50	50	30	75	35
Footnote 3	Senior Housing	3 acres	200	60	20	20	30	10	35
	Office Building	66,000	200	75	30	30	25	75	35
	Outpatient Health Center	2 acres	200	75	30	30	25	75	35

Footnotes

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| <ol style="list-style-type: none"> 1. Does not include Storm Water Management area 2. Stable – Green Space includes fenced open space 3. See Part 814 | <ol style="list-style-type: none"> 4. Maximum Building Size 15,000 sq. ft. |
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Minimum Lot Area and Setback Table – Low Intensity Commercial(C-2) - Section #604

Zone District	Use Classes	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Minimum Green Footnote 1	Minimum Allowable Lot Coverage	Minimum Building Height (Feet)
	Uses Requiring a Special Use Permit								
	Recreational Areas	2 acres	200	75	30	30	40	10	35
	New Motor Vehicle Sales Area	5 acre	200	75	30	30	25	75	35
	Contractor Yards	2 acres	250	100	50	50	30	75	35
	Family/Caregiver Apartments	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Motor Vehicle Repair/Service Station	1 acre	200	75	30	30	30	70	35
	Outdoor Sales and Product Displays without a Principal Building	2 acres	200	86	0	0	0	70	n/a

Footnotes

1. Does not include Storm Water Management area
2. Stable – Green Space includes fenced open space
3. See Part 814
4. Maximum Building Size 15,000 sq. ft.

Minimum Lot Size and Setback Table - Industrial (I-1) - Section # 605

Zone District	Use Classes	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Minimum Green Footnote 1	Maximum Allowable Lot Coverage	Maximum Building Height (feet)
				Front (feet)	Side (feet)	Rear (feet)			
Industrial (I-1)	Permitted Uses	Square Feet or Acres	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Space(%)	(%)	
	Farm, Agricultural Operation or Farm Stand	7 acres	n/a	100	30	30	n/a	n/a	35
	Gasoline Station (All Fuels)	40,000	200	60	20	20	25	75	35
	Agricultural-based Business or Farmers' Market	2 acres	200	60	20	20	25	75	35
	Small Engine Repair	40,000	150	60	20	20	25	75	35
	Machine Shop	66,000	200	75	30	30	25	75	35
	Woodworking Shop	66,000	200	75	30	30	25	75	35
	Motor Vehicle Repair	66,000	200	75	30	30	25	75	35
	Motor Vehicle Service Station	66,000	200	75	30	30	25	75	35
	Public Utilities	n/a	n/a	60	20	20	n/a	n/a	35
	Machinery and/or Transportation Equipment, Sales, Service and/or Repair	3 acres	250	100	30	30	25	75	35
	Warehouse	2 acres	250	100	30	30	25	75	35
	Horticultural Use	2 acres	200	75	30	30	n/a	75	35
	Nature Preserve	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Laboratory	1 acre	200	60	20	20	25	75	35
	Parking Area or Lot	2 acres	200	60	20	20	25	75	n/a
	Fire and Emergency Services	2 acres	200	60	20	20	25	75	35
	Mini-Self Storage/Outdoor Storage	2 acres	200	60	20	20	25	75	35
	Religious Use	3 acres	200	60	20	20	25	75	35
	Adult Uses	60,000	200	60	20	20	25	75	35
	Parts Assembly/Production	2 acres	200	60	20	20	25	75	35
	Light Industry, Light Manufacturing	2 acres	250	75	30	30	25	75	35
Footnote 2	Wind Farm	10 acres	250	75	75	75	25	75	n/a
	Uses Requiring a Special Use Permit								
	Contractor's Yards/Offices	3 acres	250	100	30	30	25	75	35
	Recreational Area	2 acres	200	75	30	30	60	75	35
	Motor Vehicle Sales Area	66,000	200	60	20	20	25	75	35
	Motor Vehicle Service Station or Repairs	1 acre	200	60	20	20	25	75	35
	Commercial or Industrial Outdoor Storage Use With or Without a Principle	2 acres	200	60	20	20	25	75	35
	Fuel Distribution Facility	5 acres	200	60	20	20	25	75	35
	Trucking, Distribution Facility	10 acres	300	100	40	40	25	75	35
	Liquid Propane Distribution Facility	5 acres	200	100	40	40	25	75	35
	Private Airfield	10 acres	200	100	40	40	25	75	35
	Composting/Recycling of Organic Materials	2 acres	200	100	40	40	25	75	35
Footnote 2	Commercial Solar Collection Facilities	10 acres	250	30	30	30	25	75	35

Footnotes - 1. Does not include Storm Water Management area 2. May require visual buffer as determined by Planning Board

Minimum Lot Area and Setback Table - Hamlet Mixed Use (H-MU) – Section # 606

Zone District	Use Classes	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Minimum Green (Footnote 1)	Maximum Allowable Lot Coverage	Maximum Building Height (feet)
				Front (feet)	Side (feet)	Rear (feet)			
Hamlet Mixed Use (H-MU)	Permitted Uses (Footnote 2)	Square Feet or Acres	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Space (%)	(%)	
	Dwelling, Two Family	40,000	150	40	15	15	70	30	35
	Dwelling, Single Family	30,000	150	40	15	15	70	30	35
	Farm, Agricultural Operation or Farm Stand	7 acres	n/a	100	25	25	70	30	35
	Horticultural Use	2 acres	150	40	20	20	70	30	30
	Fire and Emergency Services	2 acres	150	40	20	20	70	70	35
	Nature Preserve	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Religious Use	3 acres	150	40	20	20	30	70	35
	Retail	1 acre	150	40	20	20	30	70	35
	Personal Service Establishment	1 acre	150	40	20	20	30	70	35
	Club, Lodge, and/or Private Meeting Hall	1 acre	150	40	20	20	30	70	35
	Restaurant	2 acres	150	40	20	20	30	70	35
	Office Building	1 acre	150	40	20	20	30	70	35
	Residential Care Facility (Adult)	2 acres	150	40	20	20	30	70	35
	Public Utility	n/a	n/a	40	20	20	n/a	n/a	35
	Uses Requiring a Special Use Permit								
	Recreational Area	2 acres	150	60	30	30	90	10	25
	Gasoline Station	1 acre	150	60	30	30	30	70	35
	Convenience Store	1 acre	150	60	30	30	30	70	35
	Horticultural Use	2 acres	150	60	30	30	30	70	35
	Agriculture-based Business or Farmers' Market	2 acres	150	60	30	30	30	70	35

Footnotes

1. Shall not include Storm Water Management areas
2. Maximum Non-residential building area shall not exceed 2,400 square feet

Minimum Lot Size and Setback Table -Small Business – Mixed Use (SB-MU) – Section # 607

Zone District	Use Classes	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Minimum Green (Footnote 1)	Maximum Allowable Lot Coverage	Maximum Building Height (feet)
				Front (feet)	Side (feet)	Rear (feet)			
Small Business Mixed Use (SB-MU)	Permitted Uses (Footnote 2)	Square Feet or Acres	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Space (%)	(%)	
	Dwelling, Single Family	30,000	150	40	15	15	70	30	35
	Bakery	1 acre	150	40	20	20	30	70	35
	Retail Establishment	1 acre	150	40	20	20	30	70	35
	Pet Shop and/or Pet Grooming	1 acre	150	40	20	20	30	70	35
	Convenience Store	1 acre	150	40	20	20	30	70	35
	Small Engine Repair	1 acre	150	40	20	20	30	70	35
	Woodworking and/or Metal Fabrication Shop	1 acre	150	40	20	20	30	70	35
	Fire and Emergency Services	2 acres	150	40	20	20	30	70	35
	Personal Services	1 acre	150	40	20	20	30	70	35
	Religious Use	3 acres	150	40	20	20	30	70	35
	Horticultural Use	2 acres	150	40	20	20	30	70	35
	Adult Residential Care Facility	2 acres	150	40	20	20	30	70	35
	Farm, Agricultural Operation or Farm Stand	7 acres	150	100	30	30	n/a	n/a	35
	Schools, Public or Private	5 acres	150	75	30	30	30	70	35
	All NYS Licensed Child Care Services	2 acres	150	75	30	30	30	70	35
	Antique Shop	1 acre	150	40	20	20	30	70	35
	Lodges or Meeting Houses	1 acre	150	40	20	20	30	70	35
	Public Utility	n/a	n/a	40	20	20	n/a	n/a	35
	Uses Requiring a Special Use Permit								
	Motor Vehicle Repair Shop	1 acre	150	40	20	20	30	70	35
	Motor Vehicle Service Station	1 acre	150	40	20	20	30	70	35
	Gasoline/Fuel Station	1 acre	150	40	20	20	30	70	35
	Agriculture-related Business or Farmers' Market	2 acres	150	75	20	20	30	70	35
	Recreation Area	2 acres	150	75	20	20	70	30	35

Footnotes

1. Shall not include Storm Water Management areas
2. Maximum Non-residential building area shall not exceed 2,400 square feet