



## Town of Rochester Zoning Law - Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards																															
				Residential	Nonresidential																														
<p><b>AR-3 Residential Agricultural District:</b> This district is intended to recognize and preserve the high-valued agricultural lands of the Town, while allowing for low density residential development of a compatible nature. The district is further intended to complement the New York State Ag District program and maintain full rights-to-farm within these areas.</p> 	<p>Agricultural retail sales*                      Agricultural tourism enterprises*                      Agriculture (animal)                      Agriculture (non-animal)                      Bed and breakfast*                      Cemetery*                      Day care centers*                      Emergency services, libraries, and public buildings*                      Farm operation                      Home occupations – Class II*                      Hunting and fishing clubs                      Nursery or greenhouse*                      One-family dwellings                      Places of worship*                      Public parks and playgrounds*                      Sawmills, temporary portable onsite less than 90 days                      Stables (commercial)*                      Two-family dwellings (new)                      Veterinary office, animal hospital or kennel*                      Wireless Telecommunications Facilities - Type A                      Wireless Telecommunications Facilities - Type B*</p> <p><b>* Requires site plan review by Planning Board</b></p>	<p>Agricultural processing facilities                      Animal Sanctuary                      Camping resort or RV park                      Commercial events facility                      Commercial recreation uses                      Conversion of a residential structure to non-residential                      Golf course or driving range                      Helicopter pads                      Home occupations – Class III                      Inn                      Low-impact health care practice                      Manufactured housing park                      Multi-family dwellings                      Multiple permitted uses per §140-8                      Non-conforming use change, addition, or expansion                      Nonprofit club or recreation use                      Private air strips                      Private educational facilities                      Recording studios                      Resort                      Seasonal lodging units                      Two-family dwellings (conversions)                      Wireless Telecommunications Facilities - Type C                      Wireless Telecommunications Facilities - Type D</p>	<p>Agricultural labor housing*                      Animal Husbandry                      Farm mining per §140-28                      Farm stands                      Home occupations – Class I                      Mining exempt from DEC jurisdiction*                      Other customary accessory uses                      Parking areas                      Private garages                      Signs                      Stables (private)                      Tool sheds</p> <p><b>* Requires site plan review by Planning Board</b></p>	<p><b>Minimums:</b></p> <table> <tr> <td>Lot area:</td> <td>3.0 acres</td> <td>3.0 acres</td> </tr> <tr> <td>Lot width (feet):</td> <td>160</td> <td>160</td> </tr> <tr> <td>Lot depth (feet):</td> <td>160</td> <td>160</td> </tr> <tr> <td>Lot frontage (feet):</td> <td>50</td> <td>50</td> </tr> <tr> <td>Front yard (feet):</td> <td>35</td> <td>35</td> </tr> <tr> <td>Side yard (feet):</td> <td>40</td> <td>40</td> </tr> <tr> <td>Rear yard (feet):</td> <td>40</td> <td>40</td> </tr> </table> <p><b>Maximums</b></p> <table> <tr> <td>Lot coverage:</td> <td>30%</td> <td>35%</td> </tr> <tr> <td>Building height (feet)</td> <td>35</td> <td>35</td> </tr> <tr> <td>Building stories</td> <td>2.5</td> <td>2.5</td> </tr> </table> <p><b>Notes</b>                      Some exceptions as detailed in the text may apply                      Performance standards of §140-20 may apply.</p>	Lot area:	3.0 acres	3.0 acres	Lot width (feet):	160	160	Lot depth (feet):	160	160	Lot frontage (feet):	50	50	Front yard (feet):	35	35	Side yard (feet):	40	40	Rear yard (feet):	40	40	Lot coverage:	30%	35%	Building height (feet)	35	35	Building stories	2.5	2.5	
Lot area:	3.0 acres	3.0 acres																																	
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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
<p><b>AB-3 Agricultural Business</b>  <b>District:</b> This district is recognize and preserve the high-valued agricultural lands of the Town, while allowing for low density residential development of a compatible nature. The district is further intended to complement the adjacent Business District and New York State Ag District program and maintain full rights-to-farm within these areas.</p> <div style="border: 1px solid green; width: 50px; height: 40px; margin: 10px auto;"></div>	<p>Agricultural processing facilities*  Agricultural retail sales*  Agricultural tourism enterprises*  Agriculture (animal)  Agriculture (non-animal)  Bed and breakfast*  Cemetery *  Day care centers*  Emergency services, libraries, and public buildings*  Farm operation  Gift, antique or craft shops*  Home occupations – Class II*  Hunting and fishing clubs  Inn*  Low-impact health care practice*  Nursery or greenhouse*  One-family dwellings  Places of worship*  Public parks and playgrounds*  Sawmills, temporary portable onsite less than 90 days  Stables (commercial)*  Two-family dwellings (new)  Veterinary office, animal hospital or kennel*  Wireless Telecommunications Facilities - Type A  Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Auction house &lt;4,000 sq. ft.  Camping resort or RV park  Commercial events facility  Commercial recreation uses  Commercial sawmills  Conversion of a residential structure to non-residential  Flea market &lt;4,000 sq. ft.  Golf course or driving range  Health care institutions  Helicopter pads  Home occupations – Class III  Low-impact retail and service establishments  Mixed-use activities pursuant to §140-10  Multi-family dwellings  Multiple permitted uses per §140-8  Museums, galleries and performance centers  Non-conforming use change, addition, or expansion  Nonprofit club or recreation use  Offices &lt;4,000 sq. ft.  Private educational facilities  Recording studios  Resort  Restaurants and taverns  Retail and Service Establishments &lt;4,000 sq. ft. (no gasoline sales)  Seasonal lodging units  Service Establishments (Vehicle &amp; Equipment) &lt;4,000 sq. ft.  Spa or health clubs  Two-family dwellings (conversions)  Warehouse and storage facilities  Wireless Telecommunications Facilities - Type C  Wireless Telecommunications Facilities - Type D</p>	<p>Agricultural labor housing*  Animal Husbandry  Farm mining per §140-28  Farm stands  Home occupations – Class I  Mining exempt from DEC jurisdiction*  Other customary accessory uses  Parking areas  Private garages  Signs  Stables (private)  Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p><b>Minimums:</b>  Lot area: 3.0 acres 3.0 acres  Lot width (feet): 160 160  Lot depth (feet): 160 160  Lot frontage (feet): 50 50  Front yard (feet): 35 35  Side yard (feet): 40 40  Rear yard (feet): 40 40</p> <p><b>Maximums</b>  Lot coverage: 30% 35%  Building height (feet) 35 35  Building stories 2.5 2.5</p> <p><b>Notes</b>  Some exceptions as detailed in the text may apply  Performance standards of §140-20 may apply.</p>	

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards																																								
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<p><b>R-1 Neighborhood Residential District:</b> This district is intended to recognize and preserve the integrity of predominately moderate-density residential areas of the Town, together with personal and residential services, and to protect them from intrusions of incompatible uses.</p> 	<p>Agriculture (animal)*                      Agriculture (non-animal)                      Bed and breakfast*                      Cemetery *                      Day care centers*                      Emergency services, libraries, and public buildings*                      Farm operation                      One-family dwellings                      Places of worship*                      Public parks and playgrounds*                      Two-family dwellings (new)                      Wireless Telecommunications Facilities - Type A                      Wireless Telecommunications Facilities - Type B*</p> <p><b>* Requires site plan review by Planning Board</b></p>	<p>Commercial events facility                      Conversion of a residential structure to non-residential                      Gift, antique and craft shops                      Home occupation - Class II                      Inn                      Low-impact health care practice                      Low-impact retail and service establishments                      Mixed-use activities pursuant to §140-10                      Multi-family dwellings                      Multiple permitted uses per §140-8                      Non-conforming use change, addition, or expansion                      Nonprofit club or recreation use                      Offices (&lt;1,500 square feet)                      Parking (municipal)                      Private educational facilities                      Restaurants not serving alcoholic beverages                      Two-family dwellings (conversions)                      Wireless Telecommunications Facilities - Type C</p>	<p>Agricultural labor housing*                      Animal Husbandry                      Farm stands                      Home occupations – Class I                      Other customary accessory uses                      Parking areas                      Private garages                      Signs                      Tool sheds</p>	<p><b>Minimums:</b></p> <table border="1"> <tr> <td>Lot area (without S/W):</td> <td>1.0 acre</td> <td>1.0 acre</td> </tr> <tr> <td>Lot area (with S/W):</td> <td>21,500 sq. ft.</td> <td>21,500 sq. ft.</td> </tr> <tr> <td>Lot width (feet):</td> <td>100</td> <td>100</td> </tr> <tr> <td>Lot depth (feet):</td> <td>100</td> <td>100</td> </tr> <tr> <td>Lot frontage (feet):</td> <td>50</td> <td>50</td> </tr> <tr> <td>Front yard (feet):</td> <td>10</td> <td>10</td> </tr> <tr> <td>Side yard (feet):</td> <td>25</td> <td>25</td> </tr> <tr> <td>Rear yard (feet):</td> <td>25</td> <td>25</td> </tr> </table> <p>Note: S/W =central sewer and central water</p> <p><b>Maximums</b></p> <table border="1"> <tr> <td>Lot coverage:</td> <td>40%</td> <td>40%</td> </tr> <tr> <td>Building height (feet)</td> <td>35</td> <td>35</td> </tr> <tr> <td>Building stories</td> <td>2.5</td> <td>2.5</td> </tr> <tr> <td>Density(without S/W):</td> <td>1.00</td> <td>N/A</td> </tr> <tr> <td>Density(with S/W):</td> <td>2.00</td> <td>N/A</td> </tr> </table> <p><b>Notes</b>                      Some exceptions as detailed in the text may apply                      Performance standards of §140-20 may apply.</p>	Lot area (without S/W):	1.0 acre	1.0 acre	Lot area (with S/W):	21,500 sq. ft.	21,500 sq. ft.	Lot width (feet):	100	100	Lot depth (feet):	100	100	Lot frontage (feet):	50	50	Front yard (feet):	10	10	Side yard (feet):	25	25	Rear yard (feet):	25	25	Lot coverage:	40%	40%	Building height (feet)	35	35	Building stories	2.5	2.5	Density(without S/W):	1.00	N/A	Density(with S/W):	2.00	N/A	
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<p><b>R-2 Low Density Residential District:</b> This district is intended to recognize and preserve the integrity of predominately low-density rural residential areas of the Town and to protect them from intrusions of incompatible uses.</p> 	<p>Agriculture (animal)*                      Agriculture (non-animal)                      Bed and breakfast*                      Cemetery *                      Day care centers*                      Emergency services, libraries, and public buildings*                      Farm operation                      Home occupations – Class II*                      One-family dwellings                      Places of worship*                      Public parks and playgrounds*                      Sawmills, temporary portable onsite less than 90 days*                      Two-family dwellings (new)                      Wireless Telecommunications Facilities - Type A                      Wireless Telecommunications Facilities - Type B*</p> <p><b>* Requires site plan review by Planning Board</b></p>	<p>Commercial events facility                      Conversion of a residential structure to non-residential                      Golf course or driving range                      Inn                      Low-impact health care practice                      Manufactured housing park                      Multi-family dwellings                      Multiple permitted uses per §140-8                      Non-conforming use change, addition, or expansion                      Nonprofit club or recreation use                      Nursery or greenhouse                      Private educational facilities                      Two-family dwellings (conversions)                      Wireless Telecommunications Facilities - Type C</p>	<p>Agricultural labor housing*                      Animal Husbandry                      Farm stands                      Home occupations – Class I                      Other customary accessory uses                      Parking areas                      Private garages                      Signs                      Stables (private)                      Tool sheds</p>	<p><b>Minimums:</b></p> <table border="1"> <tr> <td>Lot area:</td> <td>2.0 acres</td> <td>2.0 acres</td> </tr> <tr> <td>Lot width (feet):</td> <td>160</td> <td>160</td> </tr> <tr> <td>Lot depth (feet):</td> <td>160</td> <td>160</td> </tr> <tr> <td>Lot frontage (feet):</td> <td>50</td> <td>50</td> </tr> <tr> <td>Front yard (feet):</td> <td>35</td> <td>35</td> </tr> <tr> <td>Side yard (feet):</td> <td>40</td> <td>40</td> </tr> <tr> <td>Rear yard (feet):</td> <td>40</td> <td>40</td> </tr> </table> <p><b>Maximums</b></p> <table border="1"> <tr> <td>Lot coverage:</td> <td>30%</td> <td>30%</td> </tr> <tr> <td>Building height (feet)</td> <td>35</td> <td>35</td> </tr> <tr> <td>Building stories</td> <td>2.5</td> <td>2.5</td> </tr> </table> <p><b>Notes</b>                      Some exceptions as detailed in the text may apply                      Performance standards of §140-20 may apply.</p>	Lot area:	2.0 acres	2.0 acres	Lot width (feet):	160	160	Lot depth (feet):	160	160	Lot frontage (feet):	50	50	Front yard (feet):	35	35	Side yard (feet):	40	40	Rear yard (feet):	40	40	Lot coverage:	30%	30%	Building height (feet)	35	35	Building stories	2.5	2.5	<p><b>* Requires site plan review by Planning Board</b></p>
Lot area:	2.0 acres	2.0 acres																																	
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				Residential	Nonresidential																													
<p><b>R-5 Rural Conservation District:</b> This district is intended to conserve large open areas of the Town that are difficult to develop while allowing for both very low density residential development and those compatible uses that, while they may require large acreages, also typically also involve large open spaces.</p> <div style="border: 1px solid black; width: 50px; height: 40px; margin: 10px auto;"></div>	<p>Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery * Day care centers* Emergency services, libraries, and public buildings* Farm operation Home occupations – Class II* Hunting and fishing clubs One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days Stables (commercial)* Two-family dwellings (new) Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p><b>* Requires site plan review by Planning Board</b></p>	<p>Agricultural processing facilities Agricultural retail sales Animal Sanctuary Camping resort or RV park Commercial events facility Commercial recreation uses Commercial sawmills Conversion of a residential structure to non-residential Education &amp; conference center Gift, antique or craft shops Golf course or driving range Health care institutions Home occupations – Class III Inn Low-impact health care practice Multiple permitted uses per §140-8 Museums, galleries and performance centers Non-conforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Private educational facilities Resort Seasonal lodging units Two-family dwellings (conversions) Veterinary office, animal hospital or kennel Warehouse and storage facilities Wireless Telecommunications Facilities - Type C Wireless Telecommunications Facilities - Type D</p>	<p>Agricultural labor housing* Animal Husbandry Farm mining per §140-28 Farm stands Home occupations – Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p> <p><b>* Requires site plan review by Planning Board</b></p>	<p><b>Minimums:</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Lot area:</td> <td style="width: 25%;">5.0 acres</td> <td style="width: 25%;">5.0 acres</td> </tr> <tr> <td>Lot width (feet):</td> <td>200</td> <td>300</td> </tr> <tr> <td>Lot depth (feet):</td> <td>200</td> <td>300</td> </tr> <tr> <td>Lot frontage (feet):</td> <td>50</td> <td>50</td> </tr> <tr> <td>Front yard (feet):</td> <td>50</td> <td>75</td> </tr> <tr> <td>Side yard (feet):</td> <td>50</td> <td>75</td> </tr> <tr> <td>Rear yard (feet):</td> <td>50</td> <td>75</td> </tr> </table> <p><b>Maximums</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Lot coverage:</td> <td style="width: 25%;">15%</td> <td style="width: 25%;">20%</td> </tr> <tr> <td>Building height (feet)</td> <td>35</td> <td>35</td> </tr> <tr> <td>Building stories</td> <td>2.5</td> <td>2.5</td> </tr> </table> <p><b>Notes</b> Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	Lot area:	5.0 acres	5.0 acres	Lot width (feet):	200	300	Lot depth (feet):	200	300	Lot frontage (feet):	50	50	Front yard (feet):	50	75	Side yard (feet):	50	75	Rear yard (feet):	50	75	Lot coverage:	15%	20%	Building height (feet)	35	35	Building stories	2.5	2.5
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				Residential	Nonresidential
<p><b>H Hamlet District:</b> This district is intended to create designated neighborhood shopping centers complemented by higher density residential development that can access those shopping areas as pedestrians or with very short drives.</p> 	<p>Agriculture (animal)*                      Agriculture (non-animal)                      Bed and breakfast*                      Cemetery *                      Day care centers*                      Emergency services, libraries, and public buildings*                      Farm operation                      Gift, antique or craft shops*                      Home occupations – Class II*                      Inn*                      Low-impact health care practice*                      Low-impact retail and service establishments*                      Offices*                      One-family dwellings                      Places of worship*                      Public parks and playgrounds*                      Restaurants and taverns*                      Two-family dwellings (new)                      Wireless Telecommunications Facilities - Type A                      Wireless Telecommunications Facilities - Type B*</p> <p><b>* Requires site plan review by Planning Board</b></p>	<p>Agricultural retail sales                      Agricultural tourism enterprises                      Auction house                      Commercial events facility                      Convenience market                      Conversion of a residential structure to non-residential                      Education &amp; conference center                      Fast food restaurant                      Flea market                      Gasoline Filling Stations                      Health care institutions                      Home occupations – Class III                      Light manufacturing                      Mixed-use activities pursuant to §140-10                      Multi-family dwellings                      Multiple permitted uses per §140-8                      Museums, galleries and performance centers                      Non-conforming use change, addition, or expansion                      Nonprofit club or recreation use                      Nursery or greenhouse                      Parking (commercial)                      Parking (municipal)                      Private educational facilities                      Retail and service establishments                      Service Establishments (Vehicle &amp; Equipment)                      Spa or Health Club                      Two-family dwellings (conversions)                      Wireless Telecommunications Facilities - Type C</p>	<p>Agricultural labor housing*                      Animal Husbandry                      Farm stands                      Home occupations – Class I                      Other customary accessory uses                      Parking areas                      Private garages                      Signs                      Tool sheds</p>	<p><b>Minimums:</b>                      Lot area (without S/W): 1.0 acre                      Lot area (with S/W): 13,000 sq. ft.                      Lot width (feet): 75                      Lot depth (feet): 75                      Lot frontage (feet): 50                      Front yard (feet): 10                      Side yard (feet): 10                      Rear yard (feet): 15</p> <p><b>Maximums</b>                      Lot coverage: 50%                      Building height (feet) 35                      Building stories 2.5</p> <p><b>Notes</b>                      Some exceptions as detailed in the text may apply                      Performance standards of §140-20 may apply.                      S/W =central sewer and central water</p>	<p>1.0 acre                      13,000 sq. ft.                      75                      75                      50                      10                      10                      15</p> <p>50%                      35                      2.5</p>


## Town of Rochester Zoning Law - Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
<p><b>I Industrial District:</b> This district is intended to recognize existing areas of industrial activity, allow for expansion of these uses and to protect these uses from intrusions of incompatible uses.</p> 	Agricultural processing facilities* Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Farm operation Home occupations – Class III* Light manufacturing* Nursery or greenhouse* Sawmills, temporary portable onsite less than 90 days* Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*	Bulk fuel storage Commercial sawmills Conversion of a residential structure to non-residential Distribution facilities Flea market Gasoline Filling Stations General manufacturing Mixed-use activities pursuant to §140-10 Multiple permitted uses per §140-8 Non-conforming use change, addition, or expansion Nonprofit club or recreation use One-family dwelling Parking (commercial) Parking (municipal) Recording studios Resource recovery, vehicle junkyard & wrecking Retail establishments (Vehicle & Equipment) Self-storage facilities Service establishments (Vehicle & Equipment) Trucking services Warehouse and storage facilities Wholesale uses Wireless Telecommunications Facilities - Type C Wireless Telecommunications Facilities - Type D	Animal Husbandry Farm mining per §140-28 Farm stands Home occupations – Class I Home occupations – Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds	<p><b>Minimums:</b></p> Lot area (without sewer): 1.5 acre Lot area (with sewer): 1.5 acre Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 35 Rear yard (feet): 35	1.5 acre 1.5 acre 225 225 50 100 75 75
	<p>* Requires site plan review by Planning Board</p>	<p>* Requires site plan review by Planning Board</p>	<p>* Requires site plan review by Planning Board</p>	<p><b>Maximums</b></p> Lot coverage: 30% Building height (feet): 35 Building stories: 2.5	50% 45 N/A
				<p><b>Notes</b></p> Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.	

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				Residential	Nonresidential
<p><b>NR Natural Resource District:</b> This district is intended to recognize existing areas of mining activity, allow for expansion of such uses and to protect these uses from intrusions of incompatible uses.</p> 	<p>Agricultural processing facilities* Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Farm operation Home occupations – Class III* Mining (under DEC jurisdiction)* Nursery or greenhouse* Sawmills, temporary portable onsite less than 90 days* Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Bulk fuel storage Commercial sawmills Conversion of a residential structure to non-residential Distribution facilities General manufacturing Light manufacturing Mixed-use activities pursuant to §140-10 Multiple permitted uses per §140-8 Non-conforming use change, addition, or expansion Nonprofit club or recreation use One-family dwelling Resource recovery, vehicle junkyard &amp; wrecking Self-storage facilities Trucking services Warehouse and storage facilities Wholesale uses Wireless Telecommunications Facilities - Type C Wireless Telecommunications Facilities - Type D</p>	<p>Animal Husbandry Farm mining per §140-28 Farm stands Home occupations – Class I Home occupations – Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p><b>Minimums:</b> Lot area (without sewer): 1.5 acre Lot area (with sewer): 1.5 acre Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 35 Rear yard (feet): 35</p> <p><b>Maximums</b> Lot coverage: 30% Building height (feet) 35 Building stories 2.5</p> <p><b>Notes</b> Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	<p>1.5 acre 1.5 acre 225 225 50 100 75 75</p> <p>50% 45 N/A</p>

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
<p><b>B Business District:</b> This district is intended to provide areas for highway-related commercial uses requiring large land areas and high visibility.</p> 	<p>Agricultural retail sales*                      Agricultural tourism enterprises*                      Agriculture (animal)                      Agriculture (non-animal)                      Auction house*                      Bed and breakfast*                      Cemetery*                      Day care centers*                      Emergency services, libraries, and public buildings*                      Farm operation                      Gift, antique or craft shops*                      Home occupations – Class III*                      Inn*                      Low-impact health care practice*                      Low-impact retail and service establishments*                      Offices*                      One-family dwellings                      Places of worship*                      Public parks and playgrounds*                      Recording studios*                      Restaurants and taverns*                      Retail and service establishments*                      Sawmills, temporary portable onsite less than 90 days*                      Spa or health club*                      Two-family dwellings (new)                      Wireless Telecommunications Facilities - Type A                      Wireless Telecommunications Facilities - Type B*</p> <p><b>* Requires site plan review by Planning Board</b></p>	<p>Agricultural processing facilities                      Bulk fuel storage                      Camping resort or RV park                      Commercial events facility                      Commercial recreation uses                      Convenience market                      Conversion of a residential structure to non-residential                      Education &amp; conference center                      Fast food restaurant                      Flea market                      Gasoline Filling Stations                      General Manufacturing                      Golf course or driving range                      Health care institutions                      Helicopter pads                      Hotel and motels                      Light manufacturing                      Mixed-use activities pursuant to §140-10                      Motorized racetracks                      Multi-family dwellings                      Multiple permitted uses per §140-8                      Museums, galleries and performance centers                      Non-conforming use change, addition, or expansion                      Nonprofit club or recreation use                      Nursery or greenhouse                      Parking (commercial)                      Parking (municipal)                      Private air strips                      Resort                      Retail and service establishments (Vehicle &amp; Equipment)                      Self-storage facilities                      Trucking services                      Two-family dwellings (conversions)                      Veterinary office, animal hospital or kennel                      Wholesale uses                      Wireless Telecommunications Facilities - Type C                      Wireless Telecommunications Facilities - Type D</p>	<p>Animal Husbandry                      Farm mining per §140-28                      Farm stands                      Home occupations – Class I                      Home occupations – Class II                      Mining exempt from DEC jurisdiction*                      Other customary accessory uses                      Parking areas                      Private garages                      Signs                      Stables (private)                      Tool sheds</p> <p><b>* Requires site plan review by Planning Board</b></p>	<p><b>Minimums:</b></p> <p>Lot area (without sewer): 1.0 acre                      Lot area (with sewer): 0.5 acre                      Lot width (feet): 100                      Lot depth (feet): 100                      Lot frontage (feet): 50                      Front yard (feet): 35                      Side yard (feet): 25                      Rear yard (feet): 25</p>	<p>1.0 acre                      0.5 acre                      100                      100                      50                      35                      25                      25</p>
				<p><b>Maximums</b></p> <p>Lot coverage: 50%                      Building height (feet): 35                      Building stories: 2.5</p>	<p>50%                      35                      2.5</p>
				<p><b>Notes</b>                      Some exceptions as detailed in the text may apply                      Performance standards of §140-20 may apply.</p>	