

		MINIMUM				MAXIMUM			
ZONE	PERMITTED USES	LOT AREA	WIDTH OF LOT	YARD SETBACKS			HEIGHT	FLOOR AREA	
			THROUGHOUT	FRONT	REAR	SIDE	(' / stories)	RATIO	
CR	Commercial Recreation	3 acres	200'	50' or twice the height of the tallest on-site building, whichever is greater			45'	25%	
	Game farm or water park (Requires Town Board Special Use Permit)	10 acres		100' or twice the height of the tallest on-site building, whichever is greater					
	Golf driving range (Requires Town Board Special Use Permit)	15 acres							
	All other Town Board special permits	30 acres							
J	Single family or Two family dwelling	15,000 sq.ft.	100'	40'	40'	10'	35' / 2 ½ (Accessory buildings & structures shall not exceed 18')	20% (An unenclosed front porch may be excluded from these calculations)	
	Office		150'						
	Mixed-use building								
	Churches or similar places of worship, parish house, libraries or municipal buildings or uses								40,000 sq.ft.
J2	Neighborhood Business	15,000 sq.ft.	100'	25'	25'	10'	35' / 2 ½	35% 20% 16% 20%	
	Drive Through facility as an accessory use to Bank or Pharmacy (Requires Planning Board Special Use Permit)	65,000 sq.ft.	150'						40'
	Commercial Center	5 acres	300'	100'	75'	50'			
	Large Commercial Retailer (125,000 s.f.)(Requires Town Board Special Permit)								
	Regional Theatre (Requires Town Board Special Use Permit)								10 acres
J4	Administrative, financial, business and professional office	10,000 sq.ft.	75'	40'	25'	10'	35' / 2 ½	25%	
	Art Galleries								
	Bank								
	Day-care facility								
	Exhibit Halls								
	Undertaking establishment								
	Drive Through facility as an accessory use to Bank (Requires Planning Board Special Use Permit)	65,000 sq.ft.	150'	50'	25'				
Administrative, financial, business and professional office use with an accessory restaurant or take-out restaurant use	3 acres	40'							
J5 (all uses require Special Permit from Town Board or Planning Board)	High intensity business	20,000 sq.ft.	150'	50'	40'	25'	35' / 2 ½	25%	
	Convenience store, motor vehicle fueling station, motor vehicle repair use, or taxi station	1 acre							
	Motor vehicle fueling station with an accessory convenience market or accessory motor vehicle repair use	65,000 sq.ft.							
	Motor vehicle wash, motor vehicle fueling station with accessory motor vehicle wash, fast-food restaurant, commercial boat storage facility, marina, ship yard or boat repair yard	2 acres							
	Motor vehicle dealership or ferry terminal/ facility	5 acres							200'
	Regional Theatre	10 acres							300'
J6	Main Street Business	4,000 sq.ft.	50'	Min 5' Max 25'	30'	0'	35' / 2 ½	60% (Max building area shall be less than 60,000 GFA)	
	Hotel, private or public automobile parking field or garage	2 acres	100'	Min 10' Max 25'			50' / 3 stories		
	Place of Assembly						35' / 2 ½		
J8	Hotel - Motel	5 acres	300' min road frontage	Building Height = Building setback 50' for Outdoor recreation			Min 2 Max 4 50' max	15% 17% w/ Convention Cntr.	
K	Agricuture Duck Ranches Boat Houses A Res. Uses	15,000 sq.ft.	100'	<=60'	>=50'	40' (no one side yard shall be less than 18')	----	----	
PC	Pet Cemetery	5 acres	300'	50'			----	----	

Industrial Districts: Table of Dimensional Regulations

* Please consult the individual zoning districts for a complete list of all uses permitted.

ZONE	PERMITTED USES	LOT AREA	MINIMUM				MAXIMUM	
			WIDTH OF LOT	YARD SETBACKS			HEIGHT	FLOOR AREA
			THROUGHOUT	FRONT	REAR	SIDE	(' / stories)	RATIO
L1	Light Industry	40,000 sq.ft.	100'	50' (100' for parcels 5 acres or more)	50'	10' (50' for parcels 5 acres or more) total side must be >=30'	50' / 3	35%
	Bank with a drive through facility (Requires Special Permit from Town Board)	65,000 sq.ft.	150'			25' (50' for parcels 5 acres or more)		
	Permitted principle use with an accessory restaurant use	3 acres						
	Hydro-geologic Sensitive Zone	120,000 sq.ft.	200'	100'	100'	10' (50' for parcels 5 acres or more) total side must be >=30'	30%	
	Transportation terminal/facility	5 acres				50'		35%
	Electric Generating Facilities (Requires special permit from Town Board)	20 acres				100'	100'	100'
L2	Heavy Industry	5 acres	200'	100'	50'	Min 20' Total 50'	50'	50%
L4	Electric Utility (see § 85-337 for computation rules)	50 acres	----	125' (Except setbacks, minimums do not apply to bulkheads, navigational aids, water intake and discharge structures not exceeding 50' in height and overhead electric transmission facilities.)		----	250' (A chimney, stack or vent may be in excess of 250' in height.)	50%