

ZONING

140 Attachment 1

Village of Deposit

Appendix I

Table of General Use, Bulk and Off-Street Parking and Stacking Space Requirements  
(All Districts)

Minimum Side Setback Matrix

Adjoining Existing Condition	Minimum Side Setback
Building adjoins common property line	Property line or 10 feet
Building is less than 10 feet from common property line, but not on common property line	Setback to assure separation of 10 feet from adjoining building
Building is 10 feet from common building line	Property line or 10 feet
Lot is vacant but not residentially zoned	Property line or 10 feet
Lot is residentially used but not residentially zoned	10 feet

**KEY:**

SP = requires a special permit

**NOTES:**

- <sup>1</sup> If public water and public sewer are available to lot, the minimum lot size shall be half the minimum lot size listed in the matrix, the remaining bulk requirements remain unchanged.
- <sup>2</sup> On corner lots, side setback and rear setback are interchangeable.
- <sup>3</sup> Residential, one-family attached prohibited on corner lots; only residential, one-family semiattached.
- <sup>4</sup> Nine thousand square feet for the first three units, plus 3,000 square feet for each additional unit.
- <sup>5</sup> Only one side yard requires larger setback.
- <sup>6</sup> Buildings shall comply with § 140-29 and with the Minimum Side Setback Matrix.

DEPOSIT CODE

**Agricultural R-A District  
Bulk Requirements  
[Amended 8-10-2010 by L.L. No. 4-2010]**

<b>Permitted Uses</b>	<b>Minimum Lot Size<sup>1</sup> (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Depth (feet)</b>	<b>Minimum Street Setback (feet)<sup>2</sup></b>	<b>Minimum Side Setback (feet)<sup>2</sup></b>	<b>Minimum Rear Setback (feet)</b>	<b>Minimum Side/Rear Yard (feet)</b>	<b>Maximum Building Height (feet)</b>	<b>Off-Street Parking and Stacking Spaces</b>
Animal husbandry and veterinary hospital	40,000	100	200	35	50	30	10	35	Animal husbandry: none Veterinary hospital: 1 per 15 square feet of waiting room plus 1 for each examining room
Dwelling unit, mobile home	40,000	100	200	35	20	30	10	35	2 per dwelling unit
Dwelling unit, one-family detached	40,000	100	200	35	20	30	10	35	2 per dwelling unit
Dwelling unit, two-family detached/semiattached	40,000	100	200	35	20	30	10	35	2 per dwelling unit
Institutional (SP)	40,000	100	200	35	20	30	10	35	Church: per 3 seats and/or 1 per 200 gross floor area where fixed seating not provided, private school: 10 plus 1 per employee; nursing home: 1 per employee plus 1 per 5 beds; cemeteries, mausoleums and other uses: Zoning Board of Appeals determination
Kennel, stable and riding academy	40,000	100	200	35	50	30	10	35	Zoning Board of Appeals determination
Mobile home park (SP)	40,000 square feet per mobile home	100	200	35	20	30	10	35	1 per dwelling unit
Nursery/greenhouse	40,000	100	200	35	20	30	10	35	5, plus 1 per resident employee
Open field agriculture	40,000	100	200	35	20	30	10	35	None, roadside stand: parking area of 400 square feet
Outdoor recreation	40,000	100	200	35	30	30	10	35	golf course: 3 per hole, miniature

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Permitted Uses	Minimum Lot Size <sup>1</sup> (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet) <sup>2</sup>	Minimum Side Setback (feet) <sup>2</sup>	Minimum Rear Setback (feet)	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
(SP)									golf course: 1 per hole, tennis/racquetball: 2 per court; other: Zoning Board of Appeals determination
Public utility building	40,000	100	200	35	20	30	10	35	1 per resident employee
Publicly owned building	40,000	100	200	35	20	30	10	35	1 per resident employee

**Key:**

(SP) Requires a special permit.

**NOTES:**

- <sup>1</sup> If public water and public sewer are available to lot, the minimum lot size shall be half the minimum lot size listed in the matrix, the remaining bulk requirements remain unchanged
- <sup>2</sup> On corner lots, side setback and rear setback are interchangeable.
- <sup>3</sup> Residential, one-family attached prohibited on corner lots, only residential, one-family semiattached.
- <sup>4</sup> Nine thousand square feet for the first three units, plus 3,000 square feet for each additional unit.
- <sup>5</sup> Only one side yard requires larger setback.
- <sup>6</sup> Buildings shall comply with § 140-29 and with the Minimum Side Setback Matrix.

DEPOSIT CODE

**Residential Single-family R-1 District  
Bulk Requirements  
[Amended 8-10-2010 by L.L. No. 4-2010]**

Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet) <sup>2</sup>	Minimum Side Setback (feet) <sup>2</sup>	Minimum Rear Setback (feet)	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
Dwelling unit	7,000	60	100	30	10	30	5	35	2 per dwelling unit
Institutional (SP)	7,000	60	100	30	10	30	5	35	Church 1 per 3 seats and/or 1 per 200 gross floor area where fixed seating not provided, private school: 10 plus 1 per employee; nursing home: 1 per employee plus 1 per 5 beds; cemeteries, mausoleum and other uses: Zoning Board of Appeals determination
Open field agriculture	7,000	60	100	30	10	30	5	35	None; roadside stand: parking area of 400 square feet
Public utility building	7,000	60	100	30	10	30	5	35	1 per resident employee
Publicly owned buildings	7,000	60	100	30	10	30	5	35	1 per resident employee

**Key:**

(SP) Requires a special permit

**NOTES:**

- <sup>1</sup> If public water and public sewer are available to lot, the minimum lot size shall be half the minimum lot size listed in the matrix, the remaining bulk requirements remain unchanged.
- <sup>2</sup> On corner lots, side setback and rear setback are interchangeable.
- <sup>3</sup> Residential, one-family attached prohibited on corner lots, only residential, one-family semiattached.
- <sup>4</sup> Nine thousand square feet for the first three units, plus 3,000 square feet for each additional unit.
- <sup>5</sup> Only one side yard requires larger setback.
- <sup>6</sup> Buildings shall comply with § 140-29 and with the Minimum Side Setback Matrix.

## ZONING

### Residential Two-family R-2 District Bulk Requirements [Amended 8-10-2010 by L.L. No. 4-2010]

Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet) <sup>2</sup>	Minimum Side Setback (feet) <sup>2</sup>	Minimum Rear Setback (feet)	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
Dwelling unit, one-family detached	6,000	50	100	25	5	30	3	35	2 per dwelling unit
Dwelling unit, one-family semiattached	3,000	25	100	25	0/5	30	3	35	2 per dwelling unit
Dwelling unit, two-family detached/semiattached	6,000	50	100	25	5	30	3	35	2 per dwelling unit
Institutional (SP)	6,000	50	100	25	5/10	30	3	35	Church: 1 per 3 seats and/or 1 per 200 gross floor area where fixed seating not provided; private school: 10 plus 1 per employee; nursing home: 1 per employee plus 1 per 5 beds; cemeteries, mausoleums: Zoning Board of Appeals determination; other uses: Zoning Board of Appeals determination
Public utility building	6,000	50	100	25	5/10	30	3	35	1 per resident employee
Publicly owned building	6,000	50	100	25	5/10	30	3	35	1 per resident employee

**Key:**

(SP) Requires a special permit.

**NOTES:**

- <sup>1</sup> If public water and public sewer are available to lot, the minimum lot size shall be half the minimum lot size listed in the matrix, the remaining bulk requirements remain unchanged.
- <sup>2</sup> On corner lots, side setback and rear setback are interchangeable.
- <sup>3</sup> Residential, one-family attached prohibited on corner lots, only residential, one-family semiattached.
- <sup>4</sup> Nine thousand square feet for the first three units, plus 3,000 square feet for each additional unit.

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<sup>5</sup> Only one side yard requires larger setback.

<sup>6</sup> Buildings shall comply with § 140-29 and with the Minimum Side Setback Matrix.

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### Residential Multi-family R-M District Bulk Requirements [Amended 8-10-2010 by L.L. No. 4-2010]

Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet)	Minimum Side Setback (feet) <sup>2,5,6</sup>	Minimum Rear Setback (feet) <sup>2</sup>	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
Dwelling unit, multi-family	3,000 per dwelling unit <sup>4</sup>	75	100	25	5/10	30	3	35	2 per dwelling unit
Dwelling unit, one-family attached <sup>3</sup>	2,000	20	100	25	0	30	3	35	2 per dwelling unit
Dwelling unit, one-family detached	6,000	50	100	25	5	30	3	35	2 per dwelling unit
Dwelling unit, one-family semiattached	3,000	25	100	25	0/5	30	3	35	2 per dwelling unit
Dwelling unit, two-family detached/semiattached	6,000	50	100	25	5	30	3	35	2 per dwelling unit
Institutional (SP)	6,000	50	100	25	5/10	30	3	35	Church: 1 per 3 seats and/or 1 per 200 gross floor area where fixed seating not provided; private school 10 plus 1 per employee; nursing home: 1 per employee plus 1 per 5 beds; cemeteries, mausoleums: Zoning Board of Appeals determination, other uses. Zoning Board of Appeals determination
Nursery school (SP)	6,000	50	100	25	5/10	30	3	35	2 plus 1 per employee
Public utility building	6,000	50	100	25	5	30	3	35	1 per resident employee
Publicly owned building	6,000	50	100	25	5/10	30	3	35	1 per resident employee

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**Key:**

(SP) Requires a special permit.

**NOTES:**

- <sup>1</sup> If public water and public sewer are available to lot, the minimum lot size shall be half the minimum lot size listed in the matrix, the remaining bulk requirements remain unchanged.
- <sup>2</sup> On corner lots, side setback and rear setback are interchangeable.
- <sup>3</sup> Residential, one-family attached prohibited on corner lots, only residential, one-family semiattached.
- <sup>4</sup> Nine thousand square feet for the first three units, plus 3,000 square feet for each additional unit.
- <sup>5</sup> Only one side yard requires larger setback.
- <sup>6</sup> Buildings shall comply with § 140-29 and with the Minimum Side Setback Matrix.

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### Central Business District C-B District Bulk Requirements [Amended 1-27-2009 by L.L. No. 1-2009]

Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet)	Minimum Side Setback (feet) <sup>2,5,6</sup>	Minimum Rear Setback (feet) <sup>2</sup>	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
Auto/vehicle sales or rental (SP)	10,000	75	100	10	0/5	10	3	45	None
Bank, medical/dental, professional and business office	3,000	30	100	0	0	10	3	45	6 stacking spaces per drive in unit
Bulk sales and rental	3,000	30	100	0	0	10	3	45	None
Dance hall, theater, bowling alley, indoor recreation and private club	3,000	30	100	0	0	10	3	45	None
Fast food restaurant (SP)	3,000	75	100	0	0/5	10	3	45	6 stacking spaces per drive in unit
Gasoline service station (SP)	10,000	75	100	10	0/5	10	3	45	2 stacking spaces per pump
Headquarters for educational, fraternal, professional, religious and other nonprofit organizations	3,000	30	100	0	0	10	3	45	None
Hotel, motel and tourist home	3,000	30	100	0	0	10	3	45	1 per unit
Institutional (SP)	3,000	30	100	0	0	10	3	45	Church: 1 per 3 seats and/or 1 per 200 gross floor area where fixed seating not provided; private school: 10 plus 1 per employee, nursing home: 1 per employee plus 1 per 5 beds; cemeteries, mausoleums and other uses. Zoning Board of Appeals determination

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Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet)	Minimum Side Setback (feet) <sup>2,5,6</sup>	Minimum Rear Setback (feet) <sup>2</sup>	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
Laundromat, hand laundry and dry cleaners	10,000	75	100	0	10	10	3	45	Laundromat: 1 per 2 washing machines; Hand laundry and Dry cleaners: 1 per 200 square feet of customer service area (minimum of 4) plus 1 per employee”
Mortuary (SP)	3,000	30	100	0	0	10	3	45	None
Motor vehicle parking lot	3,000	30	100	0	0	10	3	45	None
Printing and publishing of books and newspapers	3,000	30	100	0	0	10	3	45	None
Public utility building	3,000	30	100	0	0	10	3	45	None
Publicly owned building	3,000	30	100	0	0	10	3	45	None
Residential, apartment over commercial use	3,000	30	100	0	0	10	3	45	1 per dwelling unit
Restaurant, banquet hall, bar, lounge and tavern	3,000	30	100	0	0	10	3	45	None
Retail/personal service store and shop	3,000	30	100	0	0	10	3	45	None
Wholesale trade	3,000	30	100	0	0	10	3	45	None

**Key:**

(SP) Requires a special permit

**NOTES:**

- <sup>1</sup> If public water and public sewer are available to lot, the minimum lot size shall be half the minimum lot size listed in the matrix, the remaining bulk requirements remain unchanged.
- <sup>2</sup> On corner lots, side setback and rear setback are interchangeable.
- <sup>3</sup> Residential, one-family attached prohibited on corner lots, only residential, one-family semiattached.

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- <sup>4</sup> Nine thousand square feet for the first three units, plus 3,000 square feet for each additional unit.
- <sup>5</sup> Only one side yard requires larger setback.
- <sup>6</sup> Buildings shall comply with § 140-29 and with the Minimum Side Setback Matrix.

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**Commercial Highway Oriented C-H District  
Bulk Requirements**

Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet)	Minimum Side Setback (feet) <sup>2</sup>	Minimum Rear Setback (feet) <sup>2</sup>	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
Adult entertainment business (SP)	10,000	75	100	20	10	10	5	45	1 per 50 square feet of gross floor area, plus 1 per individual viewing both
Auto and vehicle sales or rental	10,000	75	100	20	10	10	5	45	1 per employee, plus 2 for first 10,000 square feet of indoor/outdoor sales area, plus 1 additional for each 10,000 square feet of indoor/outdoor sales area in excess of first 10,000 square feet (20 maximum)
Bank, medical/dental, professional and business office	10,000	75	100	20	10	10	5	45	Bank: 1 per 200 square feet of gross floor area, plus 6 stacking spaces per drive-in window, medical/dental; 1 per 15 square feet of waiting area plus 1 for each examining room; professional and business office: 1 per 200 square feet of gross floor area
Bulk sales and rental	10,000	75	100	20	10	10	5	45	1 per 500 square feet of indoor sales area, plus 1 per 1,000 square feet of outdoor sales area, excluding all storage
Car wash	10,000	75	100	20	10	10	5	45	Coin: 1 per employee, plus 5 stacking spaces per stall; automatic; 1 per employee, plus 10 stacking spaces per stall
Conference/meeting center	10,000	75	100	20	10	10	5	45	1 per 2 seats or 1 per 200 square feet of gross floor area, whichever is the greater
Contractor's and building material storage yard	10,000	75	100	20	10	10	5	45	2 plus 1 per resident employee
Creamery	10,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Dance hall, theater, private club, bowling alley, and indoor recreation	10,000	75	100	20	10	10	5	45	Dance hall, theater and private club: 1 per 3 seats and/or 1 per 200 square feet of gross floor area, whichever is the greater; bowling alley: 3 per alley; indoor recreation: skating and health club: 1 per 50 square feet of activity area, tennis and racquetball court: 2 per court, dance studio 1 per 75 square feet of activity area; other: Zoning Board of Appeals determination
Farm supply and feed store	10,000	75	100	20	10	10	5	45	1 per 500 square feet of indoor sales area,

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Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet)	Minimum Side Setback (feet) <sup>2</sup>	Minimum Rear Setback (feet) <sup>2</sup>	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
									plus 1 per 1,000 square feet of outdoor sales area, excluding storage
Fast-food restaurant	10,000	75	100	20	10	10	5	45	1 per 2 seats, plus 1 per 50 square feet of customer service area, plus 6 stacking spaces per drive in unit
Gasoline service station	10,000	75	100	20	10	10	5	45	1 per employee, plus 2 stacking spaces per pump
Headquarters for educational, fraternal, professional, religious and other nonprofit organizations	10,000	75	100	20	10	10	5	45	1 per 200 square feet of gross floor area
Hotel, motel and tourist home	10,000	75	100	20	10	10	5	45	1 per unit
Institutional (SP)	10,000	75	100	20	10	10	5	45	Church: 1 per 3 seats and/or 1 per 200 gross floor area where fixed seating not provided; private school; 10 plus 1 per employee; nursing home: 1 per employee plus 1 per 5 beds; cemeteries, mausoleums and other uses: Zoning Board of Appeals determination
Laundromat, hand laundry and dry cleaners	10,000	75	100	20	10	10	5	45	Laundromat 1 per 2 washing machines, hand laundry and dry cleaners. 1 per 200 square feet of customer service area (minimum of 4) plus 1 per employee
Lumberyard	10,000	75	100	20	10	10	35	45	1 per 500 square feet of indoor sales area, plus 1 per 1,000 square feet of outdoor sales area, except storage area
Mobile home park	2,000 per single wide mobile home or 3,000 per double wide mobile home	100	100	20	10	10	5	45	1 per dwelling unit
Mortuary (SP)	10,000	75	100	20	10	10	5	45	1 per 4 seats and/or 1 per 200 square feet of gross floor area, whichever is the greater

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Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet)	Minimum Side Setback (feet) <sup>2</sup>	Minimum Rear Setback (feet) <sup>2</sup>	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
Motor vehicle repair garage	10,000	75	100	20	10	10	5	45	1 per employee, plus storage for vehicles being serviced
Motor vehicle parking lot	10,000	75	100	20	10	10	5	45	None
Nursery school	10,000	75	100	20	10	10	5	45	2, plus 1 per employee
Printing and publishing of books and newspapers	10,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Public utility building	10,000	75	100	20	10	10	5	45	1 per resident employee
Publicly owned building	10,000	75	100	20	10	10	5	45	1 per resident employee
Residential, apartment over commercial use	10,000	75	100	20	10	10	5	45	1 per dwelling unit
Restaurant, banquet hall, bar, lounge and tavern	10,000	75	100	20	10	10	5	45	1 per 2 seats and/or 1 per 50 square feet of gross floor area (excluding kitchen and storage area) whichever is the greater
Retail/personal service store and shop	10,000	75	100	20	10	10	5	45	Retail/personal service: 1 per 200 square feet of gross floor area; beauty and barber shop: 1.5 per beauty/barber chair
Shopping center	40,000	100	100	20	20	10	5	45	1 per 250 square feet of gross floor area
Warehouse	10,000	75	100	20	10	10	5	45	2, plus 1 per resident employee
Wholesale trade	10,000	75	100	20	10	10	5	45	1 per 500 square feet of gross floor area

**Key:**

(SP) Requires a special permit.

**NOTES:**

- <sup>1</sup> If public water and public sewer are available to lot, the minimum lot size shall be half the minimum lot size listed in the matrix, the remaining bulk requirements remain unchanged.
- <sup>2</sup> On corner lots, side setback and rear setback are interchangeable.
- <sup>3</sup> Residential, one-family attached prohibited on corner lots, only residential, one-family semiattached.
- <sup>4</sup> Nine thousand square feet for the first three units, plus 3,000 square feet for each additional unit.
- <sup>5</sup> Only one side yard requires larger setback.
- <sup>6</sup> Buildings shall comply with § 140-29 and with the Minimum Side Setback Matrix.

**INDUSTRIAL (IND) DISTRICT  
Bulk Requirements  
[Amended 2-23-2021 by L.L. No. 1-2021]**

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<b>Permitted Uses</b>	<b>Minimum Lot Size (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Depth (feet)</b>	<b>Minimum Street Setback (feet)</b>	<b>Minimum Side Setback (feet)<sup>2</sup></b>	<b>Minimum Rear Setback (feet)<sup>2</sup></b>	<b>Minimum Side/Rear Yard (feet)</b>	<b>Maximum Building Height (feet)</b>	<b>Off-Street Parking and Stacking Spaces</b>
Assembly of previously manufactured goods and services	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Auto/vehicle sales or rental	15,000	75	100	20	10	10	5	45	1 per employee, plus 2 for first 10,000 square feet of indoor/outdoor sales area, plus 1 additional for each 10,000 square feet of indoor/outdoor sales area in excess of first 10,000 square feet (20 maximum)
Bottling works	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Bulk sales and rental	15,000	75	100	20	10	10	5	45	1 per 500 square feet of indoor sales area, plus 1 per 1,000 square feet of outdoor sales area, except storage area
Cold storage	15,000	75	100	20	10	10	5	45	2, plus 1 per resident employee
Contractor's and building material storage yard	15,000	75	100	20	10	10	5	45	2, plus 1 per resident employee
Creamery	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Farm supply and feed store	15,000	75	100	20	10	10	5	45	1 per 500 square feet of indoor sales area, plus 1 per 1,000 square feet of outdoor sales area, except storage area
Food-processing plant, baking plant	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Foundries, blacksmithing and	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area,

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Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet)	Minimum Side Setback (feet) <sup>2</sup>	Minimum Rear Setback (feet) <sup>2</sup>	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
boilerworks									whichever is the lesser
General manufacturing	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Institutional (SP)	15,000	75	100	20	10	10	5	45	Church: 1 per 3 seats and/or 1 per 200 gross floor area where fixed seating not provided; private school: 10 plus 1 per employee; nursing home: 1 per employee plus 1 per 5 beds; cemeteries, mauseleums Zoning Board of Appeals determination; other uses; Zoning Board of Appeals determination
Junkyard	15,000	75	100	20	10	10	5	45	5, plus 1 per resident employee
Laundries and dry-cleaning plants	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Lumbermill	15,000	75	100	20	10	10	5	45	2, plus 1 per resident employee
Lumberyard	15,000	75	100	20	10	10	5	45	1 per 500 square feet of indoor sales area, plus 1 per 1,000 square feet of outdoor sales areas, except storage area
Motor vehicle parking lots	15,000	75	100	20	10	10	5	45	None
Motor vehicle repair garage	15,000	75	100	20	10	10	5	45	1 per employee, plus storage for vehicles being serviced
Open air/drive-in theaters, pursuant to § 140-22									
Plastics modeling	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser

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Permitted Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Street Setback (feet)	Minimum Side Setback (feet) <sup>2</sup>	Minimum Rear Setback (feet) <sup>2</sup>	Minimum Side/Rear Yard (feet)	Maximum Building Height (feet)	Off-Street Parking and Stacking Spaces
Printing and publishing of books and newspapers	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Public utility building	15,000	75	100	20	10	10	5	45	1 per resident employee
Publicly owned building	15,000	75	100	20	10	10	5	45	1 per resident employee
Research, development, experimental or testing laboratory	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Sewing of fabrics plant	15,000	75	100	20	10	10	5	45	1 per employee or 1 per 300 square feet of gross floor area, whichever is the lesser
Stone crushing, refineries, gasoline storage tanks	15,000	75	100	20	10	10	5	45	2, plus 1 per resident employee
Vehicle body/fender works	15,000	75	100	20	10	10	5	45	1 per employee, plus storage for vehicles being serviced
Warehouse	15,000	75	100	20	10	10	5	45	2, plus 1 per resident employee
Wholesale trade	15,000	75	100	20	10	10	5	45	1 per 500 square feet of gross floor area

**Key:**

(SP) Requires a special permit.

**NOTES:**

<sup>1</sup> If public water and public sewer are available to lot, the minimum lot size shall be half the minimum lot size listed in the matrix, the remaining bulk requirements remain unchanged.

<sup>2</sup> On corner lots, side setback and rear setback are interchangeable.

## DEPOSIT CODE

- <sup>3</sup> Residential, one-family attached prohibited on corner lots, only residential, one-family semiattached.
- <sup>4</sup> Nine thousand square feet for the first three units, plus 3,000 square feet for each additional unit.
- <sup>5</sup> Only one side yard requires larger setback.
- <sup>6</sup> Buildings shall comply with § 140-29 and with the Minimum Side Setback Matrix.