

ZONING

200 Attachment 1

Schedule A Village of New York Mills

[Amended 1-14-1980 by L.L. No. 1-1980; 9-22-1980 by L.L. No. 3-1980; 4-13-1999 by L.L. No. 3-1999; 4-13-2004 by L.L. No. 1-2004; 5-12-2009 by L.L. 4-2009; 6-8-2021 by L.L. No. 3-2021]

District (1)	Principal Permitted Uses (See Article V, Use Regulations, for complete list) (2)	Special Exception By Board of Appeals (3)	Minimum Lot Size		Lot Coverage (maximum percent) (6)	Building Height (maximum) (in stories) (feet) (7) (8)		Yard Dimensions (minimum, in feet)			
			Area (square feet) (4)	Width (feet) (5)		Front ¹ (9)	Side		Rear (12)		
							One (10)	Total (11)			
R-1 Residential	One-family dwelling		10,000	100	20	2½	35	25	10	25	50
	Public or parochial school		5 acres	500	20	2	30	100	100	200	200
	Church, parish house, convent		3 acres	300	25	—	—	100	100	200	200
	Public park or playground		—	—	—	—	—	—	—	—	—
	Public library, fire house		—	—	—	—	—	—	—	—	—
	Golf course, country club		—	—	—	—	—	—	—	—	—
	Accessory building or use		—	—	—	—	—	—	—	—	—
	Home occupation Public utility Greenhouses and nurseries										
R-2 Residential	R-1 Residential District uses		7,200/ dwelling unit	100	25	2½	35	25	10	25	50
	Two-family dwelling		5,000/ dwelling unit	100	25	2½	35	25	10	25	50

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			Area (square feet) (4)	Width (feet) (5)		(in stories) (7)	(feet) (8)	Front ¹ (9)	Side		Rear (12)
									One (10)	Total (11)	
R-2 Residential (Cont'd.)	Rooming or boarding house Customary home occupation Accessory building or use		10,000	100	25	2½	35	30	15	35	50
		Public utility Greenhouses and nurseries Bed-and-breakfast									
		Three- or four-family dwelling, by conversion of existing structure	4,000/ dwelling unit	100	25	2½	35	25	10	25	50
R-3 Residential	R-2 Residential District uses		Same as above								
	Townhouses, multiple-family dwellings		2,500/ dwelling unit	100	20	2½	35	40	15	30	50
		Public utility Greenhouses and nurseries									
C-1 Retail/ Commercial	Existing residential uses Retail store, bakery for retail sale of goods primarily on the premises Personal service shop Launderette Restaurant, tavern Business or professional office, studio Educational, eleemosynary, religious, or philanthropic institutions Florist shop				50	2½	35				35

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			Area (square feet) (4)	Width (feet) (5)		(in stories) (7)	(feet) (8)	Front ¹ (9)	Side		Rear (12)
									One (10)	Total (11)	
C-1 Retail/ Commercial	Existing residential uses Retail store, bakery for retail sale of goods primarily on the premises Personal service shop Launderette Restaurant, tavern Business or professional office, studio Educational, eleemosynary, religious, or philanthropic institutions Florist shop				50	2½	35				35
	Funeral home		24,000	120	25	2½	35	25	20	50	50
	Club or lodge, except those the chief activity of which is a service customarily carried on as a business Radio, television, or household appliance sales or service Antique sales and accessory service Public utility station or structure Business signs Customary accessory uses		24,000	120	25	2½	35	25	20	50	50
	Gasoline station		10,000	100	20	—	—	35	—	—	25

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			Area (square feet) (4)	Width (feet) (5)		(in stories) (7)	(feet) (8)	Front ¹ (9)	Side		Rear (12)
									One (10)	Total (11)	
C-2 General Commercial	C-1 Commercial District uses, except residences Motel, restaurant tavern Auto, boat, farm implement, mobile home, trailer, snowmobile or motorcycle sales or rental Garage, gasoline station Used car sales Laundry or dry-cleaning plant Office equipment, business machines Letter press shop, printing plant Animal hospital, kennel Hardware, building supplies Heating, plumbing electrical or cabinet fabrication Bowling, pool, billiards Business sign Accessory uses		No minimum required				25	10	25	25	
		Auto wash	12,500	100	20		15	40	25	50	25
		Drive-in restaurant	12,500	100	20		15	40	25	50	25

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			Area (square feet) (4)	Width (feet) (5)		(in stories) (7)	(feet) (8)	Front ¹ (9)	Side		Rear (12)
									One (10)	Total (11)	
M-1 Manufacturing	C-2 Commercial District uses Development or research center Light manufacturing, assembly plant Wholesale, storage or warehouse facility Cold storage, meat packing plan Concrete products, monuments Machine shop Welding or metal craft shop Business sign Customary accessory building or use		No minimum required				25	25	50	50	
		Auto wash Truck terminal Junkyard, auto junkyard									

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			Area (square feet) (4)	Width (feet) (5)		(in stories) (7)	(feet) (8)	Front ¹ (9)	Side		Rear (12)
									One (10)	Total (11)	
Planned Development All requirements for dwelling unit density, lot width, lot coverage, building height and interior yard dimensions shall be as recommended by the Planning Board using the numbers contained herein as guidelines subject to final approval by the Board of Trustees. [Added 4-4-1977 by L.L. No. 1-1977]									Exterior yards on planned district boundaries 50 50 50 Interior yards within district		
P-R Residential	One-family dwellings - maximum 4 dwelling units/acre		All requirements for minimum lot sizes shall be as recommended by the Planning Board using the numbers contained herein as guidelines subject to final approval of the Board of Trustees.	20	2½	35	35	15	30		
	Two-family dwellings - maximum 6 dwelling units/acre			20	2½	35	35	15	30		
	Multifamily dwellings - maximum 16 dwelling units/acre			30	3	40	40	15	30	50	
								For apartments over two stories: +5 feet/ story +5 feet/ story +5 feet/ story			
	Townhouses - maximum 16 dwelling units/acre					3	40	35	15	30	50
	Combination of dwellings Neighborhood park, playground				25			—	As above for each dwelling unit type		

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			Area (square feet) (4)	Width (feet) (5)		(in stories) (7)	(feet) (8)	Front ¹ (9)	Side		Rear (12)
									One (10)	Total (11)	
P-C Commercial	Professional or business office Office equipment, business machines Personal service shops Motel, restaurant Bank, savings and loan institution Bowling alleys Laundry, dry-cleaning plant Retail store or shopping center		All requirements for minimum lot sizes shall be as recommended by the Planning Board using the numbers contained herein as guidelines subject to final approval of the Board of Trustees.		30	—	—	—	25	50	50
	Data processing center								25	75	75
P-M Manufacturing	Uses permitted in Planned Commercial Development or research center Printing or publishing plant Light manufacturing Tool, die, machine or metal craft shop				40	—	—	—	25	50	50
PDMU Planned Development Mixed Use	Retail store		All requirements for minimum lot sizes shall be as recommended by the Planning Board using the numbers contained herein as guidelines subject to final approval of the Board of Trustees.		50	2	30	25	10	25	25
	Office			50	2	30	25	10	25	25	
	Professional office			50	2	30	25	10	25	25	
	Bank			50	2	30	25	10	25	25	
	Bakery			50	2	30	25	10	25	25	
	Grocery store			50	2	30	25	10	25	30	
	Public building/use			50	2.5	35	25	10	25	25	
Multifamily dwelling; single-family dwelling		50	3	40	50	10	25	30			

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