

# ZONING

## 175 Attachment 1

### Village of Phelps Schedule I Zoning Schedule

[Amended 9-12-2016 by L.L. No. 1-2016; 4-11-2022 by L.L. No. 1-2022; 3-10-2025 by L.L. No. 1-2025; 4-14-2025 by L.L. No. 3-2025]

#### R-1-20 Residential Zone District

Permitted Principal Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acres)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Building Height (feet)	Building Coverage On Lot (%)
			Principal Building			Accessory Building			
			Front	Rear	Side	Rear	Side		
Single-family dwelling	20,000 square feet	100	25	25	15	25	15	35	20
Convalescent home	20,000 square feet	100	25	25	15	25	15	35	20
Church, parish house, convent or rectory	20,000 square feet	100	25	25	15	25	15	35	20
Essential services	20,000 square feet	100	25	25	15	25	15	35	20
Cemetery	3 acres	225	50	40	20	40	20	35	10
*Public utility facilities (1)	1 acre	200	25	25	15	20	15	35	20
*Semipublic buildings and grounds (2)	1 acre	200	25	25	50	50	25	35	20
*Townhouse dwelling unit development (3)	3 acres	225	50	40	20	40	20	35	30
*Kennels (4)	5 acres	225	50	40	25	40	25	16	20
*Satellite TV dish or antennas (5)	—	—	—	—	—	—	—	—	—
*Expansion of nonconforming use (6)	20,000 square feet	100	25	25	15	25	15	35	20
*Major home occupation (7)	20,000 square feet	100	25	25	15	25	15	35	20
*Tourist homes (bed-and-breakfast) (9)	20,000 square feet	100	25	25	15	25	15	35	20
*Personal wireless communication facilities (8)	3 acres	225	50	40	25	40	20	35	20
Permitted accessory uses									
Private garage	20,000 square feet	100	—	—	—	25	15	16	10
Off-street parking (10)	—	—	—	—	—	—	—	—	10
Signs (11)	—	—	—	—	—	—	—	—	—
*Accessory dwelling units (12)	—	—	—	—	—	—	—	—	—

**NOTES:**

- (1) Public utility facilities are further regulated in § 175-10.1 of this chapter of the Village Code.
- (2) Semipublic buildings and grounds are further regulated in § 175-10.3 of this chapter of the Village Code.
- (3) Townhouse dwelling unit developments are further regulated in § 175-10.4 of this chapter of the Village Code.
- (4) Kennels are further regulated in § 175-10.5 of this chapter of the Village Code.
- (5) Satellite TV dishes or antennas are further regulated in § 175-10.6 of this chapter of the Village Code.
- (6) Expansion of nonconforming uses are further regulated in § 175-10.15 of this chapter of the Village Code.
- (7) Major home occupations are further regulated in § 175-10.10 of this chapter of the Village Code.
- (8) Personal wireless communication facilities are further regulated in § 175-10.11 of this chapter of the Village Code.
- (9) Tourist homes (bed-and-breakfast) are further regulated in § 175-10.12 of this chapter of the Village Code.
- (10) Off-street parking is further regulated in § 175-13 of this chapter of the Village Code.

## PHELPS CODE

- (11) Signs are further regulated in § 175-15 of this chapter of the Village Code.
- (12) Accessory dwelling units are further regulated in § 175-10.19 of this chapter of the Village Code.

## ZONING

### Zoning Schedule R-1-13.5. Residential Zone District

Permitted Principal Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acres)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Building Height (feet)	Building Coverage On Lot (%)
			Principal Building			Accessory Building			
			Front	Rear	Side	Rear	Side		
Single-family dwelling	13,500 square feet	100	25	25	15	25	15	35	20
Convalescent home	20,000 square feet	100	25	25	15	25	15	35	20
Church, parish house, convent or rectory	20,000 square feet	100	25	25	15	25	15	35	20
Essential services	20,000 square feet	100	25	25	15	25	15	35	20
Cemetery	3 acres	225	50	40	20	40	20	35	10
Public buildings and grounds	1 acre	100	90	40	20	30	20	35	35
Cluster residential development (10)	15 acres	250	—	—	—	—	—	—	20
*Public utility facility (1)	1 acre	200	25	25	15	20	15	35	20
*Semipublic buildings and grounds (2)	1 acre	200	25	25	50	50	25	35	20
*Townhouse dwelling unit development. (3)	3 acres	225	50	40	20	40	20	35	30
*Kennels (4)	5 acres	225	50	40	25	40	25	16	20
*Satellite TV dish or antenna (5)	—	—	—	—	—	—	—	—	—
*Expansion of nonconforming use (6)	20,000 square feet	100	25	25	15	25	15	35	20
*Major home occupation (7)	20,000 square feet	100	25	25	15	25	15	35	20
*Personal wireless communications facilities (8)	3 acres	225	50	40	25	40	20	35	20
*Tourist homes (bed-and-breakfast) (9)	20,000 square feet	100	25	25	15	25	15	35	20
*Accessory dwelling units (11)	—	—	—	—	—	—	—	—	—

**NOTES:**

- (1) Public utility structures are further regulated in § 175-10.1 of this chapter of the Village Code.
- (2) Semipublic buildings and grounds are further regulated in § 175-10.3 of this chapter of the Village Code.
- (3) Townhouse dwelling unit developments are further regulated in § 175-10.4 of this chapter of the Village Code.
- (4) Kennels are further regulated in § 175-10.5 of this chapter of the Village Code.
- (5) Satellite TV dishes or antennas are further regulated in § 175-10.6 of this chapter of the Village Code.
- (6) Expansion of nonconforming uses are further regulated in § 175-10.15 of this chapter of the Village Code.
- (7) Major home occupations are further regulated in § 175-10.10 of this chapter of the Village Code.
- (8) Personal wireless communication facilities are further regulated in § 175-10.11 of this chapter of the Village Code.
- (9) Tourist homes (bed-and-breakfast) are further regulated in § 175-10.12 of this chapter of the Village Code.
- (10) Cluster residential development is limited to single-family detached and two-family detached dwelling units. Public water and sewer service is required. Cluster residential development is permissive not mandated in the R-1-13.5 Residential District. Minimum size tract shall be 15 acres.
- (11) Accessory dwelling units are further regulated in § 175-10.19 of this chapter of the Village Code.

PHELPS CODE

**Zoning Schedule  
R-2 Residential Zone District**

Permitted Principal Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acres)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Building Height (feet)	Building Coverage On Lot (%)
			Principal Building			Accessory Building			
			Front	Rear	Side	Rear	Side		
Single-family dwelling	7,000 square feet	65	20	20	10	20	10	35	30
Convalescent home	7,000 square feet	65	25	25	10	25	10	35	30
Church, parish house, convent or rectory	7,000 square feet	65	25	25	10	25	10	35	30
Essential services	7,000 square feet	65	25	25	10	25	10	35	30
Cemetery	3 acres	225	50	40	20	40	20	35	10
Minor home occupation	7,000 square feet	65	25	25	10	25	10	35	30
*Two-family dwelling	7,000 square feet	65	20	20	10	20	10	35	30
*Multiple-family dwelling	7,000 square feet	65	25	25	10	25	10	35	30
*Public utility facilities (1)	1 acre	200	25	25	10	25	10	35	30
*Semipublic buildings & grounds (2)	1 acre	200	25	25	50	50	25	35	30
*Satellite TV dish or antenna (3)	—	—	—	—	—	—	—	—	—
*Expansion of nonconforming (4) use	7,000 square feet	65	25	25	10	25	10	35	30
*Major home occupation (5)	7,000 square feet	65	25	25	10	25	10	35	30
*Tourist homes (bed-and-breakfast) (6)	7,000 square feet	65	25	25	10	25	10	35	30
*Single-family dwelling (7) conversions(*)	7,000 square feet	65	25	25	10	25	10	35	30
Permitted accessory uses									
Private garage detached	7,000 square feet	65	—	—	—	25	10	16	10
Off-street parking (8)	—	—	—	—	—	—	—	—	10
Signs (9)	—	—	—	—	—	—	—	—	—
*Accessory dwelling units (10)	—	—	—	—	—	—	—	—	—

**NOTES:**

\*Subject to site plan approval by the Village Planning Board. Single-family conversions apply only to existing dwellings.

- (1) Public utility facilities are further regulated in § 175-10.1 of this chapter of the Village Code.
- (2) Semipublic buildings and grounds are further regulated in § 175-10.3 of this chapter of the Village Code.
- (3) Satellite TV dishes or antennas are further regulated in § 175-10.6 of this chapter of the Village Code.
- (4) Expansion of nonconforming uses are further regulated in § 175-10.15 of this chapter of the Village Code.
- (5) Major home occupations are further regulated in § 175-10.10 of this chapter of the Village Code.
- (6) Tourist homes (bed-and-breakfasts) are further regulated in § 175-10.12 of this chapter of the Village Code.
- (7) Single-family dwelling conversions are further regulated in § 175-10.14 of this chapter of the Village Code.
- (8) Off-street parking is further regulated in § 175-13 of this chapter of the Village Code.
- (9) Signs are further regulated in § 175-15 of this chapter of the Village Code.
- (10) Accessory dwelling units are further regulated in § 175-10.19 of this chapter of the Village Code.

# ZONING

## Zoning Schedule C-1 Commercial Zone District (8)

Permitted Principal Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acres)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Building Height (feet)	Building Coverage On Lot (%)
			Principal Building			Accessory Building			
			Front	Rear	Side	Rear	Side		
Retail and service use	10,000 sq ft	90	25	20	20	20	20	35	50
Shopping centers, plazas	5 acres	250	100	40	20	30	30	35	50
Offices of business, professional or financial organizations	1 acre	100	90	40	20	30	20	35	35
Public buildings and grounds	1 acre	100	90	40	20	30	20	35	35
Funeral home	1 acre	150	90	40	20	30	20	35	35
Tourist home (B&B)	1 acre	100	90	40	20	30	20	35	35
Church or other place of worship	1 acre	100	90	40	20	30	20	35	35
Public utility facilities	1 acre	175	100	40	20	30	20	35	35
Laundromat, with or without a dry-cleaning pickup station	1 acre	175	90	40	20	30	20	35	35
*Semipublic buildings and grounds (1)	1 acre	175	100	40	20	30	20	35	35
*Motor vehicle service stations and auto repair shops (2)	1 acre	175	100	40	20	30	20	35	35
*Satellite TV dish or antenna (3)	10,000 square feet	90	25	20	20	20	20	35	50
*Produce markets, farm and craft markets, antique shops and garden centers (4)	1 acres	175	100	40	20	30	20	35	35
*Expansion of nonconforming uses (5)	10,000 square feet	90	25	20	20	20	20	35	50
*Personal wireless communications facilities (6)	3 acres	225	50	40	25	40	20	35	20
Permitted accessory uses									
All accessory uses permitted in the R-1 and R-2 Districts									
Signs (7)									
Off-street loading spaces (9)									
*Cannabis retail dispensaries and cannabis on-site consumption establishments (10)	10,000 square feet	90	25	20	20	20	20	35	50

**NOTES:**

- (1) Semipublic buildings and grounds are further regulated in § 175-10.3 of this chapter of the Village Code.
- (2) Motor vehicle service stations and auto repair shops are further regulated in § 175-10.2 of this chapter of the Village Code.
- (3) Satellite TV dishes or antennas are further regulated in § 175-10.6 of this chapter of the Village Code.
- (4) Produce markets, farm and craft markets, antique shops and garden centers are further regulated in § 175-10.7 of this chapter of the Village Code.
- (5) Expansion of nonconforming uses are further regulated in § 175-10.15 of this chapter of the Village Code.
- (6) Personal wireless communications facilities are further regulated in § 175-10.11 of this chapter of the Village Code.
- (7) Signs are further regulated in § 175-15 of this chapter of the Village Code.

## PHELPS CODE

- (8) Yard requirements may be increased in accordance with the provisions in § 175-14C of this chapter of the Village Code.
- (9) Off-street loading space is further regulated in § 175-13 of this chapter of the Village Code.
- (10) Cannabis retail dispensaries and cannabis on-site consumption establishments are further regulated in § 175-10.20 of this chapter of the Village Code.

# ZONING

## Zoning Schedule C-2 Commercial Zone District (8)

Permitted Principal Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acres)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Building Height (feet)	Building Coverage On Lot (%)
			Principal Building			Accessory Building			
			Front	Rear	Side	Rear	Side		
Retail and service use	10,000 square feet	90	25	20	20	20	20	35	50
Shopping centers, plazas	5 acres	250	100	40	20	30	30	35	50
Offices of business, professional or financial organizations	1 acre	100	90	40	20	30	20	35	35
Public buildings and grounds	1 acre	100	90	40	20	30	20	35	35
Theater	1 acre	150	90	40	20	30	20	35	35
Funeral home	1 acre	150	90	40	20	30	20	35	35
Church or other place of worship	1 acre	100	90	40	20	30	20	35	35
Laundromat, with or without a dry-cleaning pickup station	1 acre	175	100	40	20	30	20	35	35
Public utility facilities	1 acre	175	100	40	20	30	20	35	35
One or more dwelling units in combination with other C-2 District permitted uses (12)									
*Semipublic buildings and grounds (1)	1 acre	175	100	40	20	30	20	35	35
*Motor vehicle service stations and auto repair shops (2)	1 acre	175	100	40	20	30	20	35	35
*Satellite TV dish or antenna (3)	10,000 square feet	90	25	20	20	20	20	35	50
*Produce markets, farm and craft markets, antique shops and garden centers (4)	1 acre	175	100	40	20	30	20	35	35
*Expansion of nonconforming uses (5)	10,000 square feet	90	25	20	20	20	20	35	50
*Personal wireless communications facilities (6)	3 acres	225	50	40	25	40	20	35	20
*Research, engineering and light manufacturing (10)	1 acre	175	100	40	20	30	20	35	35
*Tourist home (B&B)	1 acre	100	90	40	20	30	20	35	35
*Single-family dwelling conversions (11)	10,000 square feet	90	25	20	20	20	20	35	50
Permitted accessory uses									
All accessory uses permitted in the R-1 and R-2 Districts									
Signs (7)									
Off-street loading spaces (9)									
*Accessory dwelling units (13)	—	—	—	—	—	—	—	—	—

## PHELPS CODE

### NOTES:

- (1) Semipublic buildings and grounds are further regulated in § 175-10.3 of this chapter of the Village Code.
- (2) Motor vehicle service stations and auto repair shops are further regulated in § 175-10.2 of this chapter of the Village Code.
- (3) Satellite TV dishes or antennas are further regulated in § 175-10.6 of this chapter of the Village Code.
- (4) Produce markets, farm and craft markets, antique shops and garden centers are further regulated in § 175-10.7 of this chapter of the Village Code.
- (5) Expansion of nonconforming uses are further regulated in § 175-10.15 of this chapter of the Village Code.
- (6) Personal wireless communications facilities are further regulated in § 175-10.11 of this chapter of the Village Code.
- (7) Signs are further regulated in § 175-15 of this chapter of the Village Code.
- (8) Yard requirements may be increased in accordance with the provisions in § 175-14C of this chapter of the Village Code.
- (9) Off-street loading space is further regulated in § 175-13 of this chapter of the Village Code.
- (10) Research, engineering and light manufacturing is further regulated in § 175-10.8 of this chapter of the Village Code.
- (11) Single-family dwelling conversions as further regulated in § 175-10.14 of this chapter of the Village Code.
- (12) One or more dwelling units in combination with other permitted uses shall be permitted only in multistory buildings and then only on the second and/or third stories of such building, as applicable. The minimum lot size area, minimum lot width, minimum setbacks, maximum principal building height and building coverage on lot for this permitted use shall be governed by the regulations governing the other permitted use the dwelling unit or units will be in combination with.
- (13) Accessory dwelling units are further regulated in § 175-10.19 of this chapter of the Village Code.

## ZONING

### Zoning Schedule M-1 Industrial Zone District

Permitted Principal Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acres)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Building Height (feet)	Building Coverage On Lot (%)
			Principal Building			Accessory Bldg.			
			Front	Rear	Side	Rear	Side		
Warehouse/storage facilities	1 acre	175	100	50	25	40	25	60	30
Manufacturing assembly	2 acres	200	100	50	80	50	80	60	40
Lumber yards	2 acres	200	100	50	40	50	25	48	30
Truck, minibike, motorcycle, tractor, snowmobile sales and service	2 acres	200	100	50	40	25	25	35	30
Auto sales	2 acres	200	100	50	40	25	25	35	30
Modular/manufactured homes and recreational vehicles sales	2 acres	200	100	50	40	25	25	35	40
Machine and sheet metal shops	1 acre	175	100	50	25	40	25	48	30
Upholstering, welding and monument works	1 acre	175	100	25	40	25	35	30	30
Building materials yards, excluding concrete plants	2 acres	200	100	50	40	50	25	48	40
Printing, publishing and bookbinding	1 acre	175	100	50	25	40	25	35	30
Public buildings and grounds	1 acre	175	100	50	40	50	25	35	40
Public utilities	1 acre	175	100	50	40	50	25	35	30
*Semipublic buildings and grounds (1)	2 acres	200	50	40	50	25	35	40	
*Expansion of nonconforming uses (2)	10,000 square feet	100	30	20	20	20	20	80	50
*Research, engineering and light manufacturing (3)	1 acre	175	100	40	20	30	30	35	35
*Adult use and entertainment establishments (4)	—	—	—	—	—	—	—	—	—
*Personal wireless communications facilities (5)	3 acres	225	50	40	25	40	20	35	20
*Construction company/contractor storage yard (6)	5 acres	250	100	50	80	50	80	48	30
*Satellite TV dish or antenna (9)	1 acre	175	30	20	20	20	20	—	35
Permitted accessory uses									
Off-street parking and loading (7)	10,000 square feet	100	30	20	20	20	20	—	20
Signs (8)	—	—	—	—	—	—	—	—	—
*Retail use	10,000 square feet	90	25	20	20	20	20	35	50
*Cannabis retail dispensaries and cannabis on-site consumption	10,000 square feet	90	25	20	20	20	20	35	50

PHELPS CODE

establishments (10)									
---------------------	--	--	--	--	--	--	--	--	--

**NOTES:**

- (1) Semipublic buildings and grounds are further regulated in § 175-10.3 of this chapter of the Village Code.
- (2) Expansion of nonconforming uses are further regulated in § 175-10.15 of this chapter of the Village Code.
- (3) Research, engineering and light manufacturing is further regulated in § 175-10.8 of this chapter of the Village Code.
- (4) Adult use entertainment establishments are further regulated in § 175-37 and 175-10.9 of this chapter of the Village Code.
- (5) Personal wireless communications facilities are further regulated in § 175-10.11 of this chapter of the Village Code.
- (6) Construction company/contractor storage yard are further regulated in § 175-10.13 of this chapter of the Village Code.
- (7) Off-street parking and loading is further regulated in § 175-13 of this chapter of the Village Code.
- (8) Signs are further regulated in § 175-15 of this chapter of the Village Code.
- (9) Satellite TV dishes or antennas are further regulated in § 175-10.6 of this chapter of the Village Code.
- (10) Cannabis retail dispensaries and cannabis on-site consumption establishments are further regulated in § 175-10.20 of this chapter of the Village Code.

## ZONING

### Zoning Schedule B-O Business and Office Zone District

Permitted Principal Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acres)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Building Height (feet)	Building Coverage On Lot (%)
			Principal Building			Accessory Bldg.			
			Front	Rear	Side	Rear	Side		
Professional offices (1)	10,000 square feet	100	30	20	20	20	20	60	60
Business offices	10,000 square feet	100	30	20	20	20	20	60	60
Day-care center	10,000 square feet	100	30	20	20	20	20	60	60
Church, parish house, convent or rectory	20,000 square feet	100	30	20	20	20	20	60	60
Essential services	20,000 square feet	100	30	20	20	20	20	60	60
Public buildings and grounds	1 acre	200	30	20	20	20	20	35	40
Food processing (2)	1 acre	200	30	20	20	20	20	35	40
All uses first permitted in the R-2 District	7,000 square feet	100	30	20	20	20	20	60	60
*Warehouse and distribution facilities (3)	1 acre	200	30	20	20	20	20	35	40
*Semipublic buildings and grounds (4)	1 acre	200	30	20	20	20	20	35	40
*Satellite TV dish or antenna (5)	—	—	—	—	—	—	—	—	—
*Expansion of nonconforming uses (6)	20,000 square feet	100	30	20	20	20	20	60	60
*Research, engineering and light manufacturing (7)	10,000 square feet	100	30	20	20	20	20	60	60
*Personal wireless communications facilities (8)	3 acres	225	50	40	25	40	20	35	20
*Tourist homes (B&B) (9)	20,000 square feet	100	25	25	15	25	15	35	20
*Single-family conversions (10)	10,000 square feet	100	30	20	20	20	20	60	60
*Produce markets, farm and craft markets, antique shops and garden centers (13)	1 acre	175	100	40	20	30	20	35	35
Permitted accessory uses									
Off-street parking and loading (11)	10,000 square feet	100	30	20	20	20	20	—	20
Signs (12)	—	—	—	—	—	—	—	—	—
*Accessory dwelling units (14)	—	—	—	—	—	—	—	—	—

**NOTES:**

- (1) Includes the office of a lawyer, doctor, dentist, chiropractor, or any activity or service licensed pursuant to the provisions of the education law of the state of New York.
- (2) Food processing includes preparing and catering activities for private parties and/or banquets.
- (3) Must be an accessory use of the property.
- (4) Semi-public buildings and grounds are further regulated in § 175-10.3 of this chapter of the Village Code.
- (5) Satellite TV dishes or antennas are further regulated in § 175-10.6 of this chapter of the Village Code.
- (6) Expansion of nonconforming uses are further regulated in § 175-10.15 of this chapter of the Village Code.

## PHELPS CODE

- (7) Research, engineering and light manufacturing is further regulated in § 175-10.8 of this chapter of the Village Code.
- (8) Personal wireless communications facilities are further regulated in § 175-10.11 of this chapter of the Village Code.
- (9) Tourist homes (bed-and-breakfasts) are further regulated in § 175-10.12 of this chapter of the Village Code.
- (10) Single-family dwelling conversions are further regulated in § 175-10.14 of this chapter of the Village Code.
- (11) Off-street parking and loading is further regulated in § 175-13 of this chapter of the Village Code.
- (12) Signs are further regulated in § 175-15 of this chapter of the Village Code.
- (13) Produce markets, farm and craft markets, antique shops and garden centers are further regulated in § 175-10.7 of this chapter of the Village Code.
- (14) Accessory dwelling units are further regulated in § 175-10.19 of this chapter of the Village Code.