

ZONING

192 Attachment 2

Village of Fort Plain
Schedule A
Table of Use Regulations
(Part 1)

Districts (1)	Permitted Principal Uses See Use Regulations , Article IV, for complete list (2)	Uses Permitted Upon Issuance of a Special Use Permit by the Board of Appeals ¹ (3)	Minimum Lot Size		Maximum Percentage of Lot to be Occupied (6)	Building Height (maximum)		Yard Dimensions (minimum in feet)				Parking (13)	
			Area (4)	Width (feet) (5)		Stories (7)	Feet (8)	Front (9)	Side		Rear (12)		
									One (10)	Total (11)			
R-1 Residential	Existing one-family dwelling		5,000	50	30	2 ½	35	20	6	12	25	As required by § 192-26	
	One-family dwelling		10,000 square feet	100	30	2 ½	35	25	10	20	25		
	Existing two-family dwelling		5,000 square feet	50	30	2 ½	35	20	6	12	25		
	Public or parochial school		5 acres	200	25	3	45	50	25	50	50		
	Church, parish house, convent		2 acres	150	25	3	45	50	25	50	50		
	Public park or playground		2 acres	150	---	---	---	---	---	---	---		
	Water reservoir or standpipe		10,000	100	---	---	---	---	---	---	---		
	Farm and accessory buildings and uses		5 acres	---	---	2 ½	35	---	---	---	---		
	Customary accessory uses or structures		---	---	---	2 ½	35	---	---	---	---		
	Cemetery		5 acres	---	---	2 ½	35	---	---	---	---		
Signs , per § 192-25B(1)													
	Public utilities		5,000 square feet	50	30	2 ½	35	20	6	12	25		
	Nursing, convalescent or home for the aged		10,000 square feet	100	30	3	45	30	20	40	50		
	Customary home occupation		---	---	---	---	---	---	---	---	---		
	Uses permitted in the R-1 District		6,000 square feet	-----Same as for R-1 District-----									
R-2 Residential	Two-family dwelling		10,000 square feet	60	30	2 ½	35	20	7	15	25	As required by § 192-26	
	Three- or four-family dwelling		3,000 square feet per dwelling unit	80	30	3	45	25	10	20	25		
	Customary home occupations		---	---	---	---	---	---	---	---	---		
	Customary accessory uses or structures		---	---	---	---	---	---	---	---	---		
	Signs, per § 192-25B(1)		---	---	---	---	---	---	---	---	---		
	Public utilities		10,000 square feet	100	30	3	45	30	20	40	50		
	Nursing, convalescent or home for the aged		---	-----Same as above-----									
	Uses permitted in the R-2 District		10,000 square feet	-----Same as for the R-2 District-----									
R-3 Residential	Multiple-family residence		3,000 square feet per dwelling unit	100	40	3	45	30	10	20	50	As required § 192-26	
	Nursing or convalescent or home for the aged		10,000	100	30	3	45	30	20	40	50		
	Signs - per § 192-25B(1)		---	-----Same as above-----									
	Public utility structure		5 acres; 3,000 per dwelling unit	200	40	2 ½	35	50	20	40	50		
	Uses permitted in the R-3 District		10,000 square feet	-----Same as R-1 District With water and sewer-----								As required by § 192-26	
Two-family dwelling		10,000 square feet	100	25	2 ½	35	25	10	20	25			
A Agricultural	Picnic grove, fish or game club, grange hall or club		1 acre	150	30	2 ½	35	25	10	20	25	As required by § 192-26	
	Public utility building, station or structure		1 acre	150	30	2 ½	35	25	10	20	25		
	Private camp, organized camp		5 acres	150	30	2 ½	35	25	10	20	25		
	Public park, forest or recreational area		2 acres	150	---	---	---	---	---	---	---		
	Public camp or campsite		2 acres	150	---	---	---	---	---	---	---		
	Forest practices		---	---	---	---	---	---	---	---	---		
	Customary accessory uses		---	---	---	---	---	---	---	---	---		
	Signs, per § 192-25B(1)		---	---	---	---	---	---	---	---	---		
	Processing plant for farm or food products		5 acres	200	30	3	45	50	20	40	50		
	Sand, gravel, rock quarry or processing of such materials		---	---	---	---	---	---	---	---	---		
	Uses permitted in the A District		No yards required except that where provided they shall not be less than 5 feet. Abutting residential uses								As required by § 192-26		
Retail store													
C-1 Commercial	Bank, savings or loan institution										As required by § 192-26		
	Restaurant or other place for serving food and beverages												
	Motel or hotel												
	Personal service such as barbershop, beauty parlor, trailer or shoe repair shop												
	Coin-operated laundry or dry cleaner or pickup station												
	Household appliance sales or service												
	Social, recreational or fraternal club or ski lodge												
	Funeral home												
	Business or professional office												
	Municipal or public utility structure or use												
	Automobile, boat, mobile home or trailer sales or rental, including accessory service												
	Bowling alley, theater												
	Customary accessory building or use												
	Business sign												
	Signs, per § 192-25B(2)												
	Drive-in food-service establishments												
	Gasoline service station												
	Commercial recreation (outdoor)												

¹ Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.