

ZONING

192 Attachment 3

Village of Fort Plain  
Schedule A  
Table of Use Regulations  
(Part 2)

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 <sup>1</sup> (3)	Minimum Lot Size		Maximum Percentage of Lot to be Occupied (6)	Building Height (maximum) (7) (8)		Yard Dimensions (minimum in feet)				Parking (13)
			Area (4)	Width (feet) (5)		Stories (7)	Feet (8)	Side				
								Front (9)	One (10)	Total (11)	Rear (12)	
C-2 Commercial	Uses permitted in the C-1 Commercial District											As required by § 192-26
	Drive-in food-service establishment, see § 192-21 Laundry or dry-cleaning shop Fruit or vegetable market Farm implement sales or service Public garage Heating, plumbing, air-conditioning, electrical, cabinet or similar hand fabrication shop Printing or publishing establishment Public utility station, structure or use Radio, television or household appliance sales or service Commercial recreation (outdoor) Customary accessory uses Animal hospital, commercial kennel or animal pound Business sign Signs, per § 192-25B(2)											
M-1 Manufacturing	Truck Terminal		1 acre	150	40	2 ½	35	50	20	40	50	
	Uses permitted in the C-2 Commercial District Lumber, feed, fuel sales or storage Manufacture, assembly, processing or treatment of textiles, leather, plastics, candy, cosmetics, pharmaceutical, food products, electrical, precision, surgical, dental, musical instruments, toys, novelties, paper, plastic, metal, stone or wood products from previously prepared materials, asphaltic concrete Warehousing and distribution Laundry or dry-cleaning plant Development or research center Machine shop Welding or metal craft shop Accessory building or use Business sign Signs, per § 192-25B(2)											As required by § 192-26
P-H Planned Historical	Residences		40,000 square feet	150	25	2 ½	35	25	10	20	25	As required by § 192-26
	Farms Historical buildings and sites Antique sales Restaurant Motel Church Historical tourist attractions		5 acres 5 acres 40,000 square feet 2 acres 2 acres 2 acres 2 acres	--- --- 200 200 200 200	25 25 30 30 30 30	2 ½ 2 ½ 2 ½ 3 2 ½	35 35 35 65 35	25 50 50 50 50	10 10 10 20 20 20	20 20 20 40 40 40	25 25 25 50 50 50	
PDR Residential	PLANNED DEVELOPMENT		5 acres									
	One-family dwellings(maximum 5 dwelling units per acre) Two-family dwellings(maximum 8 dwelling units per acre) Multi-family dwellings(maximum 15 dwelling units per acre) Combination of dwellings Golf course Neighborhood park, playground or recreation facility		500 500 500 10 acres	500 500 500 500	20 25 30 25	2 ½ 2 ½ 6 ---	35 35 60 ---	30 25 20 ---	10 10 10 ---	25 25 25 ---	50 50 50 ---	As required by § 192-26
PDB Business	Professional or business office Sales agency office Restaurant Motel Bank, savings and loan institution Apartment housing Government agency office		5 acres	500	30	---	---	50 50	25 25	50 50	50 50	As required by § 192-26
	Uses permitted in Planned Business Retail store or shopping center		5 acres	500	35	---	---	50 75	25 25	50 50	50 75	As required by § 192-26

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