

ZONING

90 Attachment 1

Town of Minden

Zoning Schedule A

District	Permitted Principle Uses	Requires Special Use Permit	Requires Site Plan Approval	Minimum Lot Size Area	Minimum Lot Size Width	Maximum Lot Coverage	Minimum Living Area	Building Height		Setback (feet)			
								Stories	Feet	Front	Side		Rear
											One	Both	
A	Agriculture, farm and accessory buildings and uses			****	****	****	****	****	****	40	25	50	50
	Picnic grove, fish and game club (private)			****	****	****	****	2.5	35	40	25	50	50
	Nursery			2 acres	200 Lf	25%	****	****	****	40	25	50	50
	1-family dwelling			2 acres	200 Lf	25%	720 sf	2.5	35	40	10	20	25
	2-family dwelling			2 acres	200 Lf	25%	1,000 sf/unit	2.5	35	40	10	20	25
	Community park or playground			20,000 sf	100 Lf	25%	****	1	15	50	10	20	10
	Accessory use and building			****	****	See § 90-35	****	2	35	40	10	20	10
	Home occupation, low-impact			2 acres	200 Lf	25%	1,000 sf	2.5	35	40	10	20	25
	Mobile manufactured home as part of a farm operation or for farm worker housing			2 acres	200 Lf	25%	720 sf	1	15	40	10	20	25
	Mobile manufactured home ²												
			Farm stand					1	15				
	Horse breeding operation (same as farm)												
	Stable private or public (same as farm)												
		Commercial recreation		25 acres	600 Lf	25%	****	2.5	35	100	100	200	100
		Bed-and-breakfast establishment		2 acres	200 Lf	25%	1,000 sf	2.5	35	40	10	20	25
		Golf course or country club		75 acres	500 Lf	****	****	2.5	35	100	50	100	100
		Nursing, convalescent or home for aged, senior housing		2 acres	200 Lf	25%	1,000 sf	2.5	35	40	25	50	50
		Public utility station with building		2 acres	200 Lf	25%	****	1	35	40	25	50	50
		Farm products plant, on-farm and off-farm		****	****	****	****	****	****	100	100	200	100
		Radio, TV transmitter, receiving tower, personal wireless service facility with building		10,000 sf	100 Lf	25%	****	****	****	40	25	50	50
		Boarding or rooming house		2 acres	200 Lf	25%	1,200 sf	2.5	35	40	25	50	50
		Church		2 acres	200 Lf	30%	****	****	****	40	25	50	50
		Parish house or convent		2 acres	200 Lf	30%	1,000 sf	2.5	35	40	25	50	50

² Unless it is classified as a tiny house as per this chapter.

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								Stories	Feet	Front	Side		Rear
											One	Both	
		Animal/veterinary hospital		2 acres	200 Lf	30%	****	1	30	40	25	50	50
		Public, parochial school or college		5.0 acres	500 Lf	30%	****	2	35	40	50	50	50
		Retail farm market		2 acres	200 Lf	75%	****	2	35	40	25	25	50
		Multiple family dwelling		2 acres	200 Lf	25%	1,000 sf/unit	2.5	35	40	25	50	50
		Portable commercial storage units		As stated in § 90-52.10									
		Home occupation, High-impact		2 acres	200	25%	1,499 sf	1	25	40	25	50	50
		School or college		5 acres	500 Lf	30%		2	35	40	40	50	50
		Agritourism		See agriculture									
		Commercial slaughterhouse for processing animals not grown on premises											
	On-farm slaughterhouse for processing animals not grown on premises												
		Small mine											
		Agri-business		2 acres	200 Lf	50%		2	35	40	25	50	50
		Sawmill (See § 90-52.16)											
		Restaurant associated with one or more farm operations in Minden		See agriculture requirements.									
R-1	1-family dwelling			2 acres	200 Lf	25%	720 sf	2.5	35	40	10	20	25
	2-family dwelling			2 acres	200 Lf	25%	1,000 sf/unit	2.5	35	40	10	20	25
	Community park or playground, picnic grove			5 acres	200 Lf	****	****	2.5	15	50	10	20	25
	Accessory use and building			****	****	See § 90-35	****	2	35	40	10	20	10
	Home occupation, low-impact			2 acres	200 Lf	25%	1,000 sf	2.5	35	40	10	20	25
	Agriculture, farm and associated accessory uses where located in a certified NYS agricultural district												
	Mobile manufactured home park			6,000 sf/MH	600 Lf	25% per MH	720 sf/MH	1	15	100	50	100	50
	Nursing, convalescent or home for aged, senior citizen			2 acres	200 Lf	25%	1,000 sf	2.5	35	50	25	50	50
	Parish house or convent			2 acres	200 Lf	25%	1,000 sf	2.5	35	50	25	50	50
	Launderette			2 acres	200 Lf	30%	****	1	35	50	25	50	50
	Retail store less than 4,000 sf			2 acres	200 Lf	30%	****	1	35	50	25	50	50
	Townhouse			2 acres	200 Lf	30%	1,000 sf/unit	2.5	35	50	25	50	50
	Multifamily dwelling			2 acres	200 Lf	25%	1,000 sf/unit	2.5	35	40	25	50	50
	Bed-and-breakfast establishment			2 acres	200 Lf	25%	1,000 sf	2.5	35	50	10	20	25

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								Stories	Feet	Front	Side		Rear
											One	Both	
		Agriculture, farm and accessory use or building including agritourism, farm stand and retail farm market where not located in a certified NYS agricultural district		****	****	****	****	****	****	50	25	50	50
		Public building		****	****	****	****	****	****	50	25	50	50
		Portable commercial storage units		See § 90-52.10									
C-1	Fire station or municipal building			****						40	10	20	25
	Mobile manufactured home as part of a farm operation			2 acres	200 Lf	25%	720 sf	1	15	40	10	20	25
	Farm and accessory use or building, including farm stand									50	25	50	50
	1-family dwelling			2 acres	200 Lf	25%	720 sf	2.5	35	35	25	50	25
	Home occupation, low-impact			2 acres	200 Lf	25%	720 sf	2.5	35	35	25	50	25
		Bed-and-breakfast establishment		1 acre	150 Lf	40%	1,000 sf	2.5	35	35	10	20	25
		Personal service shop		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Retail store, no greater than 10,000 sf in size		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Museum		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Custom work shop		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Radio, TV or household appliance sales or service		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Bank		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Antique shop		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Animal/veterinary hospital		1 acre	150 Lf	40%	****	****	****	35	10	20	25
		Feed, lumber, seed or fertilizer building		1 acre	150 Lf	40%	****	****	****	35	10	20	25
		Car wash		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Fire station or municipal building		****	****	****	****	****	****	35	10	20	25
		Cabinet, electrical, heating, plumbing or air-conditioner shop		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Professional office, studio		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Community park or playground		20,000 sf	100 Lf	30%	****	1	15	50	10	20	30
		Retail bakery		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Historic building or site		****	****	****	****	****	****	****	****	****	****

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											One	Both	
			Laundry or dry-cleaning plant	1 acre	150 Lf	40%	****	2.5	35	35	10	20	25
			Salon	1 acre	150 Lf	40%	****	1	30	35	10	20	25
			Tavern	1 acre	150 Lf	40%	****	1	30	35	10	20	25
	Accessory use or building			****	****	See § 90-35	****	****	****	35	10	20	10
		Gasoline station		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Retail greater than 10,000 sf but less than 25,000 sf		1 acre	150 Lf	50%	****	2	35	35	10	20	25
		Utility substation		10,000 w/o bldg	150 Lf	40%	****	1	30	35	10	20	25
		Hotel or inn		****	****	40%	****	****	30	35	10	20	25
		Public garage		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Restaurant		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Light industry		5 acres	500 Lf	40%	****	1	30	100	20	40	40
		Fuel sales and storage		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Automobile, boat, farm implement or mobile home sales or rental		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Indoor storage of nonliquid, nongaseous fuel		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Bowling alley		1 acre	150 Lf	40%	****	1	35	35	10	20	25
		2-family dwelling		2 acres	200 Lf	25%	1,000 sf/unit	2.5	35	35	25	50	25
		Multifamily dwelling		2 acres	200 Lf	25%	1,000 sf/unit	2.5	35	35	25	50	25
		Funeral home		1 acre	150 Lf	40%	****	1	30	35	10	20	25
		Portable commercial storage units		See § 90-52.10									
		Home occupation, high-impact		2 acres	200 Lf	25%	720 sf	2.5	35	40	10	20	25
		Storage facility		2 acres	200 Lf	25%		1	14	40	10	20	25
		Launderette		1 acre	150 Lf	40%	1	1	25	35	10	20	25
WRO	Agriculture												
	Open spaces												
		Picnic area, pavilion, gazebo		1 acre	200 Lf	75%		1	25	35	10	20	25
		Boat launch and dock		1 acre	200 Lf	75%		1	25	35	10	20	25
		Walkway, trails, bike paths											
		Parking lot	****										
		Campground	****	25 acres	200 Lf	75%		1	25	35	10	20	25

NOTES:

**** Planning Board shall determine if applicable. If item is applicable, the exact measurement(s) shall be determined during site plan review.