

ZONING

127 Attachment 1

Town of Wilson

Zoning Schedule

KEY:
AC = Acre
SF = Square feet
RV = Recreational vehicle

Districts	Permitted Uses	Special Permit Uses	Minimum Lot Size		Maximum Lot Coverage (%)	Setback Requirements												Greenbelt Requirements (feet)	Reference
						Front				Side				Rear					
			With Front On							With Front On		With Front On		With Front On					
			State Highway (feet)	County Road (feet)		Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Highway (feet)				
RR 200	Farm		7 AC	200	10%	125	100	100		50	50	50		50	50	50		—	§ 127-11
Rural Residential 200	Dwelling (not more than 2 families)		1.5 AC/FAM	200	10%	125	100	100		25	25	25		50	50	50		—	
	Church/temple		5 AC	200	10%	125	100	100		75	75	75		75	75	75		75	
	Nursery school		5 AC	200	10%	125	100	100		50	50	50		50	50	50		50	
	Elementary school		10 AC	200	10%	125	100	100		75	75	75		75	75	75		75	
	Secondary school		25 AC	200	10%	125	100	100		100	100	100		100	100	100		100	
	Nursing home		5 AC	200	10%	125	100	100		50	50	50		50	50	50		50	
	Cemetery		—	—	—	—	—	—		25	25	25		25	25	25		25	
	Town facilities		—	—	—	—	—	—		—	—	—		—	—	—		50	
	Public park		—	—	—	—	—	—		—	—	—		—	—	—		—	
		Fur/pig farm	50 AC	200	10%	125	100	100		100	100	100		100	100	100		200	
	Dog kennel/clinic	10 AC	200	10%	125	100	100		75	75	75		75	75	75		50		
	Commercial stable	10 AC	200	10%	125	100	100		75	75	75		75	75	75		50		
	Vegetable/fruit market	1.5 AC	200	10%	125	100	100		50	50	50		50	50	50		50		
	Nursery/florist	5 AC	200	10%	125	100	100		75	75	75		75	75	75		50		
	Camp/club	20 AC	200	10%	125	100	100		75	75	75		75	75	75		50		
	Campground	50 AC	200	10%	125	100	100		100	100	100		100	100	100		50		
	Golf course	100 AC	200	10%	125	100	100		75	75	75		75	75	75		50		
	Continuation of existing mobile home park	10 AC	200	10%	125	100	100		75	75	75		75	75	75		50		
	Agricultural tourism activities	7 AC	200	10%	125	100	100		50	50	50		50	50	50		50		
	Motels, cottages, tourist homes & all uses other than short-term rentals	1.5 AC	200	10%	125	100	100		75	75	75		75	75	75		50		
SRR 150 Semirural Residential 150	Farm		7 AC	150	15%	125	100	100	100	50	50	50	50	50	50	50	50	—	§ 127-12
	Dwelling (not more than 2 families)		1.0 AC/FAM	150	15%	125	100	100	75	15	15	15	15	50	50	50	30	—	
	Church/temple		2 AC	150	15%	125	100	100	75	50	50	50	50	50	50	50	50	50	

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						Front				Side				Rear						
			With Front On							With Front On		With Front On		With Front On						
			State Highway (feet)	County Road (feet)		Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Highway (feet)					
	Nursery school		2 AC	150	15%	125	100	100	75	20	20	20	20	50	50	50	30	20		
	Elementary school		10 AC	150	15%	125	100	100	75	50	50	50	50	50	50	50	50	50		
	Secondary school		25 AC	150	15%	125	100	100	75	50	50	50	50	50	50	50	50	50		
	Nursing home		2 AC	150	15%	125	100	100	75	20	20	20	20	50	50	50	30	20		
	Cemetery		—	—	—	—	—	—	—	25	25	25	25	25	25	25	25	25		
	Town facilities		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	50		
	Public park		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
		Vegetable/fruit market	2 AC	150	15%	125	100	100	100	50	50	50	50	50	50	50	50	50		20
		Camp/club	20 AC	150	15%	125	100	100	100	50	50	50	50	50	50	50	50	50		50
		Golf course	100 AC	150	15%	125	100	100	100	75	75	75	75	75	75	75	75	75		50
		Campground	50 AC	150	15%	125	100	100	100	100	100	100	100	100	100	100	100	100		50
		Motels, cottages, tourist homes & all uses other than short-term rentals	1.5 AC	150	15%	125	100	100	100	50	50	50	50	50	50	50	50	50		50
SRR 100 Semirural Residential 100	Continuation of existing farm		7 AC	100	15%	125	100	100	100	50	50	50	50	50	50	50	50	—	§ 127-13	
	Dwelling (not more than 2 families)		30,000 SF/ FAM	100	15%	125	100	100	75	15	15	15	15	50	50	50	30	—		
	Church/temple		2 AC	100	15%	125	100	100	75	50	50	50	50	50	50	50	50	50		
	Nursery school		2 AC	100	15%	125	100	100	75	20	20	20	20	50	50	50	30	20		
	Elementary school		10 AC	100	15%	125	100	100	75	50	50	50	50	50	50	50	50	50		
	Secondary school		25 AC	100	15%	125	100	100	75	50	50	50	50	50	50	50	50	50		
	Nursing home		2 AC	100	15%	125	100	100	75	20	20	20	20	50	50	50	30	20		
	Cemetery		—	—	—	—	—	—	—	25	25	25	25	25	25	25	25	25		
	Town facilities		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	50		
	Public park		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
		Vegetable/fruit market	2 AC	100	15%	125	100	100	100	50	50	50	50	50	50	50	50	50		20
		Camp/club	20 AC	100	15%	125	100	100	100	50	50	50	50	50	50	50	50	50		50
		Golf course	100 AC	100	15%	125	100	100	100	75	75	75	75	75	75	75	75	75		50
		Campground	50 AC	100	15%	125	100	100	100	100	100	100	100	100	100	100	100	100		50
		Motels, cottages, tourist homes & all uses other than short-term rentals	30,000 SF	100	15%	125	100	100	75	50	50	50	50	50	50	50	50	50		50
UR 40 Urban Residential 40	Single/double/multifamily dwelling		4,000 SF	40	50%				15				5				25		§ 127-13.1	
	Church/temple/synagogue																			

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Districts	Permitted Uses	Special Permit Uses	Minimum Lot Size		Maximum Lot Coverage (%)	Setback Requirements												Greenbelt Requirements (feet)	Reference
						Front				Side				Rear					
			With Front On							With Front On		With Front On		With Front On					
			State Highway (feet)	County Road (feet)		Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Highway (feet)				
	Town building/town storage area																		
	Public park/recreation area																		
UR 80 Urban Residential 80	Single/double/multifamily dwelling		8,000 SF/ FAM	80	40%	125		25	25			15	15			15	15	—	§ 127-14
	Town facilities		—	—	—			—	—			—	—			—	—	50	
	Public park		—	—	—			—	—			—	—			—	—	—	
		Vegetable/fruit market	2 AC	80	40%	125		75	75			20	20			30	30	20	
		Mobile home park	10 AC	100	15%			75	75			20	20			30	30	20	
		Day-care center/nursery	15,000 SF	80	40%	125		75	75			20	20			30	30	20	
RHC 360 Rural Highway Commercial 360	Farm		7 AC	360	10%	125	100	100		50	50	50		50	50	50		—	§ 127-15
	Town facilities		—	—	—	—	—	—		—	—	—		—	—	—		50	
	Public park		—	—	—	—	—	—		—	—	—		—	—	—		—	
	Office space		160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
	Retail trade		160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
	Vegetable/fruit market		160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
	Nursery/florist		160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
	Farm equipment sales/service		200,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
	Wholesale sales/storage		200,000 SF	360	15%	125	100	100		50	50	50		50	50	50		50	
	Building materials yard		200,000 SF	360	15%	125	100	100		50	50	50		50	50	50		50	
	Builders/suppliers/contractors offices & yards		200,000 SF	360	15%	125	100	100		50	50	50		50	50	50		50	
	Boat, trailer, car & truck sales		160,000 SF	360	15%	125	100	100		50	50	50		50	50	50		50	
	Manufacture, sales & service of small machinery & electronics equipment		200,000 SF	360	15%	125	100	100		50	50	50		50	50	50		50	
	Fabrication of metal products, furniture, paper, bags, boxes wood products, countertops		200,000 SF	360	15%	125	100	100		50	50	50		50	50	50		50	

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						Front				Side				Rear					
			With Front On							With Front On		With Front On		With Front On					
			State Highway (feet)	County Road (feet)		Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Highway (feet)				
	Food & associated industry production		200,000 SF	360	15%	125	100	100		50	50	50		50	50	50		50	
	Research & scientific laboratories		200,000 SF	360	15%	125	100	100		50	50	50		50	50	50		50	
	Warehouse/storage facilities		160,000 SF	360	15%	125	100	100		50	50	50		50	50	50		25	
		Dog kennel/clinic	160,000 SF	360	15%	125	100	100		50	50	50		50	50	50		25	
		Gas station/repair garage/carwash	160,000 SF	360	15%	125	100	100		50	50	50		50	50	50		25	
		Motels, cottages, tourist homes & all uses other than short-term rentals	160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
		Restaurant	160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
		Small motor repair	160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
		Gym or exercise facility	160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
		Day-care center/nursery	160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
RNC 360 Rural Neighborhood Commercial 360	Farm		7 AC	360	10%	125	100	100		50	50	50		50	50	50		—	§ 127-16
	Town facilities		—	—	—	—	—	—		—	—	—		—	—	—		50	
	Public park		—	—	—	—	—	—		—	—	—		—	—	—		—	
	Retail trade		160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
	Personal service establishment		160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
	Club facilities		160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
		Vegetable/fruit market	160,000 SF	360	15%	125	100	100		50	50	50		50	50	50		25	
		Gas station/repair garage/carwash	160,000 SF	360	15%	125	100	100		50	50	50		50	50	50		25	
		Small motor repair shop	160,000 SF	360	15%	125	100	100		50	50	50		50	50	50		25	
		Day Care Center/Nursery	160,000 SF	360	15%	125	100	100		25	25	25		50	50	50		25	
SRHC 240 Semirural Highway Commercial 240	Farm		7 AC	240	10%	125	100			50	50			50	50			—	§ 127-17
	Town facilities		—	—	—	—	—			—	—			—	—			50	
	Public park		—	—	—	—	—			—	—			—	—			—	
		Golf course	50 AC	240	10%	125	100			75	75			75	75			50	
		Campground	25 AC	240	10%	125	100			100	100			100	100			50	
		Restaurant	2 AC	240	15%	125	100			50	50			50	50			25	
		Retail trade	2 AC	240	15%	125	100			50	50			50	50			25	

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						Front				Side				Rear						
			With Front On							With Front On		With Front On		With Front On						
			State Highway (feet)	County Road (feet)		Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Highway (feet)					
		Commercial stable	10 AC	240	15%	125	100			50	50			50	50			50		
		Vegetable/fruit market	1.5 AC	240	15%	125	100			25	25			50	50			25		
		Motels, cottages, tourist homes & all uses other than short-term rentals.	2 AC	240	15%	125	100			75	75			50	50			25		
		Day-care center/nursery	2 AC	240	15%	125	100			25	25			50	50			25		
WC 160 Waterfront Commercial 160	Single-family dwelling		30,000 SF	100	15%			75	75			15	15			30	30		§ 127-18	
	Town facilities		—	—	—				—				—				—	50		
	Public park		—	—	—				—				—				—	—		
	Boating facilities		30,000 SF	160	20%				75				20				30	20		
	Marina		30,000 SF	160	20%				75				20				30	20		
	Yacht club		30,000 SF	160	20%				75				20				30	20		
	Boat sales/service/storage		30,000 SF	160	20%				75				20				30	20		
	Commercial fishing		30,000 SF	160	20%				75				20				30	20		
	Retail store		30,000 SF	160	20%				75				20				30	20		
		Motels, cottages, tourist homes & all uses other than short-term rentals	30,000 SF	160	20%				75				20					30		20
		Restaurant	30,000 SF	160	20%				75				20					30		20
		Day-care center/nursery	30,000 SF	160	20%				75				20					30		20
		Townhouses	30,000 SF	160	20%				75				20					20		
LI 360 Light Industry 360	Farm		7 AC	360	10%	125			100	50			50	50			50	—	§ 127-19	
	Town facilities		—	—	—	—			—	—			—	—			—	50		
	Office space		200,000 SF	360	20%	125			75	50			50	50			50	50		
	Farm equipment/sales/service		200,000 SF	360	20%	125			75	50			50	50			50	50		
	Wholesale sales/storage		200,000 SF	360	20%	125			75	50			50	50			50	50		
	Builders yard		200,000 SF	360	20%	125			75	50			50	50			50	50		
	Boar/car/trailer – sales/service		200,000 SF	360	20%	125			75	50			50	50			50	50		
	Light manufacturing		200,000 SF	360	20%	125			75	50			50	50			50	50		
	Light fabrication		200,000 SF	360	20%	125			75	50			50	50			50	50		
	Food industry		200,000 SF	360	20%	125			75	50			50	50			50	50		

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			With Front On							With Front On		With Front On		With Front On					
			State Highway (feet)	County Road (feet)		Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Street (feet)	State Highway (feet)	County Road (feet)	Town Highway (feet)	Local Highway (feet)				
	Laboratory		200,000 SF	360	20%	125			75	50			50	50			50	50	
	Warehousing/storage		200,000 SF	360	20%	125			75	50			50	50			50	50	
		Gas station/repair garage/carwash	200,000 SF	360	20%	125			75	50			50	50			50	50	
		Vegetable/fruit market	200,000 SF	360	20%	125			75	50			50	50			50	50	
		Dog kennel/clinic	200,000 SF	360	20%	125			75	50			50	50			50	50	
		Adult media or entertainment facility	200,000 SF	360	20%	125			75	50			50	50			50	50	
HI 360 Heavy Industry 360	Farm		7 AC	360	10%	125	100	100		50	50	50		50	50	50		§ 127-20	
	Town facilities		—	—	—	—	—	—		—	—	—		—	—	—			50
	Manufacturing/sales/service machinery/equipment		200,000 SF	360	20%	125	100	100		100	100	100		100	100	100			100
	Sales/service – paints, solvents		200,000 SF	360	20%	125	100	100		100	100	100		100	100	100			100
	Sales/service – pharmaceutical		200,000 SF	360	20%	125	100	100		100	100	100		100	100	100			100
	Truck terminals		200,000 SF	360	20%	125	100	100		100	100	100		100	100	100			100
	Gas station/repair garage/carwash		200,000 SF	360	20%	125	100	100		100	100	100		100	100	100			100
PARK Park Land	Recreation area		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	§ 127-21	
	RV park		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		

- NOTES:
1. This schedule is not all inclusive. Refer to Chapter 127, Zoning, of this Code, for more detail.
 2. Refer to Chapter 127, Zoning, of this Code, for specific special uses permitted in specified districts subject to additional approval of the Town Board.
 3. Refer to Chapter 127, Zoning, of this Code, for accessory and/or temporary uses permitted in specified districts.
 4. Refer to Chapter 127, Zoning, of this Code, for home occupation uses permitted in specified districts.