

ZONING

48 Attachment 1

Town of Mount Morris Zoning Schedule [Amended 12-21-2000 by L.L. No. 6-2000]

Zone District	Use	Minimum Lot Size		Yards Setback: All Buildings			Maximum Coverage (percentage of lot)
		Area	Width (feet)	Front*** (feet)	Side (feet)	Rear (feet)	
LR Low-Density Residential District	Farms	10 acres	400	70	20	40	5
	Single-family dwellings	3 acres	250	70	15	40	5
	Religious, public and quasi-public	3 acres	250	70	15	40	20
	Planned unit development	50 acres	—	—	—	—	—
	*Mobile home parks	10 acres	—	—	—	—	—
	*Campgrounds	10 acres	—	—	—	—	—
	*Hospitals, nursing homes and other health-related uses	5 acres	400	90	20	60	15
	*Public utility uses (same for all districts)	20,000 square feet	100	90	40	60	—
HR High-Density Residential District	Farms	10 acres	400	70	20	40	5
	Single-family dwellings	20,000 square feet	100	70	15	40	35
	Two-family dwellings	30,000 square feet	150	40	15	40	35
	Religious, public and quasi public	20,000 square feet	150	70	15	40	35
	Planned unit development	50 acres	—	—	—	—	—
	*Mobile home parks	10 acres	—	—	—	—	—
	*Hospitals, nursing homes and other health-related uses	5 acres	400	90	20	60	15
B Business District	Retail and service uses including	20,000 square feet	100	**	20	40	30
	Motor vehicle service stations						
I Industrial District	Industrial uses	3 acres	250	100	20	60	50

NOTES:

- * Special permitted uses.
- ** All other type building setbacks will be determined during the Planning Board review process.
- ** Frontage setbacks for all buildings as listed below shall be measured from the center line of the highway. If the town is aware of any road widening projects that may be scheduled, then the setback shall be increased to the projected road width. (Exception: The 408 Overlay area requires 100 feet on the south side of Route 408, and a 100-foot buffer (no vehicle parking or access) zone on the north side of the highway.)
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