

ZONING

163 Attachment 1

Schedule I
Zoning Schedule
Village of Warsaw, Wyoming County, New York
Part 1

Zone	District	Permitted Uses	Minimum Lot Size		Minimum Setback Requirements					Maximum Building Height, Principal Building ¹	Maximum Building Coverage On Lot (percent)	Minimum Habitable Floor Area (square feet)
					Principal Building			Accessory Building				
			Area (square feet)	Width (feet)	Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Each Side (feet)			
R-1	Residential	Single-family dwelling	15,000 ²	100 ²	60	30	15	5	15	2 stories	30	1,200
		*Essential services	--	--	60	50	50	50	15	25 feet	10	--
		*Cluster residential development	Detailed design standards specified in § 163-59									
		*Townhouse developments	Detailed design standards specified in § 163-58									
		*Public and semi-public uses and buildings	40,000	200	60	50	30	25	15	35 feet	25	--
R-2	Residential	Single-family dwelling	12,000 ³	80 ³	60	30	12	5	12	2 stories	40	900
		Two-family dwellings, including duplexes	20,000	100	60	30	15	10	15	2 stories	30	900 ⁶
		Residential conversions	4	100	60	30	15	10	15	2 stories	35	--
		*Essential services	--	--	60	50	50	50	25	25 feet	10	--
		*Cluster residential developments	Detailed design standards specified in § 163-59									
		*Townhouse developments	Detailed design standards specified in § 163-58									
		*Multiple-family developments	Detailed design standards specified in § 163-57									
		*Public and semipublic uses and buildings	40,000	200	60	50	30	25	15	35 feet	25	--
		*Rooming houses	20,000	100	60	30	15	10	15	2 stories	30	--
*Bed-and-breakfast establishments	20,000	100	60	30	15	10	15	2 stories	30	--		
C-B	Central Business	Retail and service uses	5,000	50	25	30	15	30	15	2 stories	75	--
		Hotels and motels	40,000	150	25	30	15	30	15	2 stories	75	--
		Laundries	10,000	100	25	30	15	30	15	2 stories	75	--
		Taverns, theaters, bowling alleys, billiard rooms and similar places of public recreation	10,000	100	25	30	15	30	15	2 stories	75	--
		Office buildings	10,000	100	25	30	15	30	15	2 stories	75	--
		*Essential services	--	--	25	30	15	30	15	2 stories	50	--
		*Public and semipublic buildings and uses	10,000	100	25	30	15	30	15	2 stories	75	--
		*Motor vehicle service stations and auto repair shops	10,000	100	40	30	15	30	15	25 feet	30	--
		*Car wash establishments	10,000	100	40	30	15	30	15	25 feet	20	--
		*Multiple-family developments	Detailed design standards specified in § 163-57									

NOTES:
* Indicates permitted special use permit only.
¹ Height limitations for all permitted and specially permitted uses may exceed the height limit for the zone district, provided that the minimum front, side and rear yard setbacks are increased by two feet for each one foot of additional height up to a maximum of 50 feet, and provided that the exterior walls of such structures are noncombustible and that on-site fire protection facilities approved by the local fire company are installed.
² If the lot is a corner lot, both frontages shall be at least 150 feet, and the minimum lot size shall be at least 22,500 square feet.
³ If the lot is a corner lot, both frontages shall be at least 120 feet, and the minimum lot size shall be at least 14,400 square feet.
⁴ For each dwelling unit proposed to be created by a conversion, the minimum lot size shall exceed the minimum for a single-family dwelling by 10%.
⁵ When an industrial use is proposed to abut a residential district, there shall be a buffer of not less than 50 feet between the residential district and any activity associated with the proposed industrial use.
⁶ Per dwelling unit for new construction only. Section 163-36B(2) specifies the minimum habitable floor area for dwellings created as a result of the conversion of existing structures.
⁷ See §§ 163-36.1D and 163-36.1E for dimensional requirements applicable to R-B Districts.

WARSAW CODE

Schedule I
Zoning Schedule
Part 2

Zone	District	Permitted Uses	Minimum Lot Size		Minimum Setback Requirements					Maximum Building Height, Principal Building ¹	Maximum Building Coverage On Lot (percent)	Minimum Habitable Floor Area (square feet)
					Principal Building			Accessory Building				
			Area (square feet)	Width (feet)	Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Each Side (feet)			
G-B	General Business	Retail and service uses	15,000	100	50	30	15	30	15	25 feet	30	--
		Drive-in restaurant	20,000	100	60	30	15	30	15	25 feet	25	--
		Hotels and motels	40,000	150	60	30	20	30	20	2 stories	30	--
		Office buildings	15,000	100	50	30	15	30	15	2 stories	30	--
		*Essential services	--	--	50	30	15	30	15	25 feet	30	--
		*Public and semipublic uses and buildings	15,000	100	50	30	15	30	15	2 stories	30	--
		*Motor vehicle service stations and auto repair shops	15,000	100	50	30	15	30	15	25 feet	20	--
		*Car wash establishments	15,000	100	50	30	15	30	15	25 feet	20	--
		*Planned business centers	Detailed design standards specified in § 163-65									
L-I	Light Industrial	Light industrial uses, including but not limited to fabrication and assembly, scientific and research laboratories, office buildings, warehouse and distribution facilities and commercial storage uses ⁵	40,000	150	75	50	35	30	15	25 feet	50	--
		*Retail and service uses	15,000	100	50	30	15	30	15	25 feet	30	--
		*Adult entertainment establishments	15,000	100	50	30	15	30	15	25 feet	20	--
		*Essential services	--	--	75	50	35	50	35	25 feet	30	--
		*Motor vehicle and auto repair shops	15,000	100	50	30	15	30	15	25 feet	20	--
		*Car wash establishments	15,000	100	50	30	15	30	15	25 feet	20	--