

ZONING

178 Attachment 2

Town of Williamson

§ 178-12. Bulk and Use Table for the L-R Lakefront Residential District [Amended 5-26-2015 by L.L. No. 2-2015]

Uses	Minimum Lot Size	Minimum Lot Width (feet)	Minimum Setback (feet)			Maximum Impervious Surface Coverage	Maximum Building Height (feet)
			Front	Side	Rear		
PERMITTED USES							
Boat launch or boat launching facility	1 acre	100	40	15	40	25%	35
Cemetery	5 acres	100	40	15	40	25%	35
Customary agricultural operation	8 acres	100	40	15	40	25%	35
Dwelling, single-family	1 acre minimum	100	40	15	40	25%	35
Farm	8 acres	100	40	15	40	25%	35
Parks and open space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
School, private	15 acres	100	40	15	40	25%	35
School, public	15 acres	100	40	15	40	25%	35
PERMITTED ACCESSORY USES (Permitted only when accessory to a permitted use as identified in this Bulk and Use Table)							
Barn or other accessory farming structures	N/A	100	100	15	40	25%	35
Building, accessory; includes residential garages	N/A	100	40	15	40	25%	35
Farm stand	N/A	100	40	15	40	25%	35
Greenhouse, personal	1 acre	100	40	15	40	25%	35
Home occupation	N/A	100	40	15	40	25%	35
Photovoltaic system, small	1 acre	100	40	15	40	25	35
Swimming pool, private	N/A	100	40	15	40	25%	35

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			Front	Side	Rear		
USES REQUIRING A SPECIAL USE PERMIT							
Bed-and-breakfast	1 acre	100	40	15	40	25%	35
Day care, family home	1 acre minimum	100	40	15	40	25%	35
Dry storage (boats)	1 acre minimum	100	40	15	40	25%	35
Dwelling, townhouse	3,000	100	40	15	40	25%	35
Dwelling, townhouse (parent parcel)	1 acre	100	40	15	40	25%	35
Dwelling, two-family	1 acre minimum	100	40	15	40	25%	35
Dwelling unit, accessory	N/A	100	40	15	40	25%	35
Farmette	5 acres	100	40	15	40	25%	35
Farm market	2 acres	100	40	15	40	25%	35
Marina	3 acres	100	40	15	40	25%	35
Place of worship	3 acres	100	40	15	40	25%	35
Planned unit development	5 acres	100	40	15	40	25%	35
Stable, private	2 acres + 1 acre per large animal	100	40	15	40	25%	35
Wind turbine, small *	1 acre	N/A	*	*	*	N/A	80
Winery	3 acres	100	40	15	40	25%	35
Yacht club	3 acres	100	40	15	40	25%	35

Notes:

* Wind turbines are further subject to the setback requirements and regulations outlined in §§178-68 and 178-69.