

ZONING

178 Attachment 3

Town of Williamson

§ 178-14. Bulk and Use Table for the R-1 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							
Cemetery	5 acres	100	40	15	40	25%	35
Customary agricultural operation	8 acres	100	40	15	40	25%	35
Dwelling, single-family	0.34 acre minimum	100	40	15	40	25%	35
Dwelling, townhouse	3,000 square feet	100	40	15	40	25%	35
Dwelling, townhouse (parent parcel)	1 acre	100	40	15	40	25%	35
Farm	8 acres	200	40	15	40	25%	35
Parks and open space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
School, public	5 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	5	5	25%	35
Farm stand	N/A	100	40	15	40	25%	35
Greenhouse, personal *	15,000 square feet	100	40	15	40	N/A	35
Home occupation	N/A	100	40	15	40	25%	35
Photovoltaic system, small	.34 acre	100	40	15	40	25	35
Swimming pool, private *	N/A	100	40	15	40	25%	35

WILLIAMSON CODE

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			Front	Side	Rear		
USES REQUIRING A SPECIAL USE PERMIT							
Apartment building	1 acre	100	40	15	40	25%	35
Apartment complex	2 acres minimum	100	40	15	40	25%	35
Bed-and-breakfast	0.34 acre	100	40	15	40	25%	35
Day-care facility	1 acre	100	40	15	40	25%	35
Day care, family home	0.5 acre minimum	100	40	15	40	25%	35
Dwelling, two-family	0.5 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 labor camp	8 acres	NA	50	15	40	25%	35
Farm market	1 acre	100	40	15	40	25%	35
Funeral home	1 acre minimum	100	40	N/A	40	25%	35
Place of worship	2 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