

ZONING

178 Attachment 5

Town of Williamson

§ 178-18. Bulk and Use Table for the MU-2 Pultneyville Mixed-Use District [Amended 5-26-2015 by L.L. No. 2-2015; 10-11-2016 by L.L. No. 1-2016]

Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Setback (feet)			Maximum Impervious Surface Coverage (%)	Maximum Building Height (feet)
			Front	Side	Rear		
PERMITTED USES							
Assembly use	20,000 minimum 40,000 maximum	20	0 - 15	5	20	80	35
Bed-and-breakfast	15,000	40	0 - 15	15	20	80	35
Boat launch or boat launching facility	20,000	100	0 - 15	N/A	20	75	N/A
Building, mixed-use	5,000	20	0 - 15	5	20	90	35
Building, office	5,000	20	0 - 15	5	20	90	35
Building, public	5,000	20	0 - 15	5	20	90	35
Convenience store	5,000	30	0 - 15	5	20	90	35
Cultural use facility, museum or theater	10,000	20	0 - 15	5	20	90	35
Day-care, family home	15,000	40	0 - 15	15	20	75	35
Dry cleaning outlet	10,000	30	0 - 15	5	20	90	35
Dwelling, single-family	5,000	30	0 - 15	15	20	75	35
Dwelling, townhouse	3,000	N/A	0 - 15	N/A	20	N/A	35
Dwelling, townhouse (parent parcel)	20,000	100	N/A	N/A	N/A	65	N/A
Dwelling, two-family	0.5 acre minimum	40	0 - 15	15	20	75	35

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Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Setback (feet)			Maximum Impervious Surface Coverage (%)	Maximum Building Height (feet)
			Front	Side	Rear		
Inn	1 acre	30	0 - 15	15	20	75	35
Laundry, self-serve	10,000	30	0 - 15	5	20	90	35
Parks and open space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Performing arts venue	20,000	20	0 - 15	5	20	80	35
Restaurant	10,000	30	0 - 15	5	20	90	35
Retail, goods and services	5,000	20	0 - 15	5	20	90	35
School, private	1 acre	100	0 - 15	40	20	75	35
School, public	1 acre	100	0 - 15	40	20	75	35
Wine tasting shop	10,000	50	0 - 15	15	20	90	35
PERMITTED ACCESSORY USES (Permitted only when accessory to permitted use as identified in this Bulk and Use Table)							
Building, accessory; includes Residential Garages*	N/A	50	40	15	20	N/A	35
Farm stand	N/A	30	0 - 15	15	N/A	N/A	15
Home occupation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Photovoltaic system small	5,000	30	0 - 15	15	20	75	35
Swimming pool, private	N/A	30	40	15	20	N/A	35
USES REQUIRING A SPECIAL USE PERMIT							
Apartment building	1 acre	50	30	20	20	75	45
Bar, tavern, pub or nightclub	5,000	50	0 - 15	5	20	90	35
Day-care facility	20,000	50	30	30	20	75	35
Dry storage, boats	20,000	100	30	30	20	90	35
Dwelling, multi-family	15,000	40	0 - 15	15	20	75	35
Dwelling unit, accessory	N/A	30	0 - 15	15	20	75	35
Farm market	1 acre	50	30	15	20	N/A	35
Farmer's market	20,000	50	30	N/A	20	N/A	35
Greenhouse, personal	5,000	30	40	15	20	N/A	35

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Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Setback (feet)			Maximum Impervious Surface Coverage (%)	Maximum Building Height (feet)
			Front	Side	Rear		
Marina	3 acres	N/A	N/A	N/A	N/A	N/A	N/A
Microbrewery	20,000	50	0 - 15	15	20	90	35
Microdistillery	20,000	50	0 - 15	15	20	90	35
Place of worship	20,000	50	30	N/A	20	75	35
Planned unit development	1 acre	50	0 - 15	5	20	25	35
Residential care facility	20,000	50	30	N/A	20	75	35
Yacht club	20,000	100	30	N/A	20	90	35

* Front setback shall be no closer than that of the primary on-site dwelling.