

ZONING

178 Attachment 7

Town of Williamson

§ 178-22. Bulk and Use Table for the C-2 Transitional Commercial 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							
Building, office	20,000	100	50	20	30	50	35
Building, public	20,000	100	50	20	30	50	35
Car wash	20,000	100	50	20	30	50	35
Convenience store	20,000	100	50	20	30	50	35
Cultural use facility, museum or theater	20,000	100	50	20	30	50	35
Customary agricultural operation	8 acres	100	50	20	30	50	35
Dry-cleaning facility	20,000	100	50	20	30	50	35
Dry-cleaning outlet	20,000	100	50	20	30	50	35
Dry storage (Boats)	1 acre	100	50	20	30	50	45
Farm	8 acres	N/A	N/A	N/A	N/A	N/A	N/A
Funeral home	1 acre	100	50	20	30	50	35
Garden center	2 acres	100	50	20	30	50	35
Greenhouse, commercial	2 acres	100	50	20	30	50	35
Greenhouse wholesale	2 acres	100	50	20	30	50	35
Hospital, animal or vet clinic	1 acre	100	50	20	30	50	35
Hotel/motel	2 acres	100	50	20	30	50	35
Laundry, self-serve	20,000	100	50	20	30	50	35
Motor vehicle salesroom	20,000	100	50	20	30	50	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		
Motor vehicle service station	20,000	100	50	20	30	50	35
Outpatient health center	1 acre	100	50	20	30	50	35
Performing arts venue	1 acre	100	50	20	30	50	35
Recreation, indoor commercial	20,000	100	50	20	30	50	35
Research and development	1 acre	100	50	20	30	50	35
Restaurant	20,000	100	50	20	30	50	35
Restaurant, fastfood	20,000	100	50	20	30	50	35
Retail, goods and services	20,000	100	50	20	30	50	35
Self-storage facility	1 acre	100	50	20	30	50	35
PERMITTED ACCESSORY USES (Permitted only when accessory to Permitted Use as identified in this Bulk and Use Table)							
Barn or other accessory farming structures	N/A	100	40	15	40	25	35
Building, accessory; includes residential garages	N/A	100	40	15	40	25	35
Farm stand	N/A	150	50	25	50	15	35
Photovoltaic system, large	1 acre	100	50	20	30	50	35
Photovoltaic system, small	1 acre	100	50	20	30	50	35
USES REQUIRING A SPECIAL USE PERMIT							
Assembly use	1 acre	100	50	20	30	50	35
Bar, tavern, pub or nightclub	20,000	100	50	20	30	50	35
Contractor's yard	3 acres	100	50	20	30	50	35
Drive through facility*	1 acre	100	50	20	30	50	35
Farmer's market	3 acres	100	50	20	30	50	35
Hospital	3 acres	100	50	20	30	50	35
Kennel	2 acres	100	50	20	30	50	35
Microbrewery	20,000	100	50	20	30	50	35
Microdistillery	20,000	100	50	20	30	50	35

ZONING

Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Setback (feet)			Maximum Impervious Surface Coverage (%)	Maximum Building Height (feet)
			Front	Side	Rear		
Movie theater	1 acre	100	50	20	30	50	35
Parking garage	1 acre	100	50	20	30	50	35
Parks and open space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Place of worship	1 acre	100	50	20	30	50	35
Residential care facility	1 acre	100	50	20	30	50	35
Retail, big box	1 acre	100	50	20	30	50	35
Retail, shopping center	3 acres	100	50	20	30	50	35
School, private	1 acre	100	50	20	30	50	35
School, public	1 acre	100	50	20	30	50	35
Wine tasting shop	20,000	100	50	20	30	50	35

Notes: In case of a residence being preexisting in the district, any building accessory front setback shall be no closer than that of the primary on-site dwelling.