

ZONING

178 Attachment 8

Town of Williamson

§ 178-24. Bulk and Use Table for the I-1 Industrial 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							
Brewery	3 acres	100	50	20	30	50	45
Building, office	20,000	100	50	20	30	50	45
Building, public	20,000	100	50	20	30	50	45
Car wash	1 acre	100	50	20	30	50	45
Contractor’s yard	5 acres	100	50	20	30	50	45
Convenience store	20,000	100	50	20	30	50	45
Customary agricultural operation	8 acres	100	50	20	30	50	45
Distillery	3 acres	100	50	20	30	50	45
Drive-through facility	N/A	100	50	20	30	50	45
Dry-cleaning facility	20,000	100	50	20	30	50	45
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
Greenhouse, wholesale	2 acres	100	50	20	30	50	45
Industry, heavy	2 acres	100	50	20	30	50	45
Industry, light	2 acres	100	50	20	30	50	45
Motor vehicle salesroom	2 acres	100	50	20	30	50	45
Motor vehicle service station	2 acres	100	50	20	30	50	45
Motor vehicle wrecking	5 acres	100	50	20	30	50	45
Recreation, indoor commercial	20,000	100	50	20	30	50	45

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			Front	Side	Rear		
Research and development	1 acre	150	50	20	30	50	45
School, Public	2 acres	100	50	20	30	50	45
Self-storage facility	2 acres	100	50	20	30	50	45
Warehouse, wholesale, or distribution center	4 acres	100	50	20	30	50	45
Winery	3 acres	100	50	20	30	50	45
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	50	20	30	50	45
Farm stand	N/A	100	50	20	30	50	45
Photovoltaic system, large	3 acres	100	50	20	30	50	35
Photovoltaic system, small	1 acre	100	50	20	30	50	35
USES REQUIRING A SPECIAL USE PERMIT							
Adult use	5 acres	100	50	20	30	50	45
Airport, private	20 acres	100	50	20	30	50	45
Bar, tavern, pub or nightclub	20,000	100	50	20	30	50	45
Building, accessory; includes residential garages	N/A	100	50	20	30	50	45
Farm labor camp	8 acres	100	50	20	30	50	45
Farmer's market	3 acres	100	50	20	30	50	45
Golf course	75 acres	100	50	20	30	50	45
Hospital	2 acres	100	50	20	30	50	45
Junkyard	5 acres	100	50	20	30	50	45
Kennel	2 acres	100	50	20	30	50	45
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	45
Retail, big box	5 acres	100	50	20	30	50	45

ZONING

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			Front	Side	Rear		
Retail, shopping center	2 acres	100	50	20	30	50	45
Telecommunications tower or towers	2 acres	100	50	20	30	50	45
Wind turbine, large*	5 acres	400	*	*	*	N/A	*
Wind turbine, small*	1 acre	N/A	*	*	*	N/A	80

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

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.