

ZONING

103 Attachment 1

Town of Albion Zoning Schedule [Amended 10-28-2002]

Zoning District	Permitted Uses *Special Permit Uses	Minimum Lot Size	Minimum Width (feet)	Minimum Setbacks		
				Front (feet)	Side (feet)	Rear (feet)
A/R Agricultural/ Residential	Agriculture	40,000 square feet	200	50	15	15
	1-family dwelling	40,000 square feet	200	75	15	15
	*Airports	See specific design standards in Article VII				
	*Bed-and-breakfast establishment	40,000 square feet	200	50	15	15
	*Campgrounds	10 acres	See specific design standards in Article VII			
	*Cluster residential developments	15 acres	See specific design standards in Article VII			
	*Essential services and utilities	See specific design standards in Article VII				
	*Home business	40,000 square feet	200	50	15	15
	*Kennels and animal hospitals	2 acres	250	50	50	50
	*Mobile/manufactured home park	20 acres	See specific design standards in Article VII			
	*Public and semipublic uses	40,000 square feet	200	50	15	15
	*Stables or riding academy	See specific design standards in Article VII				
R-1 Residential	Agriculture	40,000 square feet	200	50	15	
	Single-family dwelling	20,000 square feet	100	75	15	15
	Two-family dwelling	20,000 square feet	150	75	15	15
	*Bed-and-breakfast establishment	20,000 square feet	150	50	15	15
	*Essential services and utilities	See specific design standards in Article VII				
	*Public and semipublic uses	See specific design standards in Article VII				
	*Cluster residential developments	15 acres	See specific design standards in Article VII			
B General Business	Agriculture	20,000 square feet	100	50	15	30
	Single-family dwellings (constructed before 1-1-1997)	20,000 square feet	100	50	15	15
	Business uses listed in § 103-26	20,000 square feet	100	50	15	30
	Public and semipublic uses	20,000 square feet	100	50	15	30
	*Bed-and-breakfast establishment	20,000 square feet	100	50	15	30
	*Drive-in business	20,000 square feet	100	50	15	30
	*Essential services or utilities	20,000 square feet	100	50	15	30
	*Kennels and animal hospitals	2 acres	250	50	50	50
	*Motor vehicle service station/repair shop	20,000 square feet	100	50	15	30
	*Motor vehicle sales	20,000 square feet	100	50	15	30
	*Multiple-family dwelling or development	30,000 square feet	150	50	15	30

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Zoning District	Permitted Uses *Special Permit Uses	Minimum Lot Size	Minimum Width (feet)	Minimum Setbacks		
				Front (feet)	Side (feet)	Rear (feet)
LI Light Industrial	Agriculture	80,000 square feet	200	100	50	50
	Research and development, administration	80,000 square feet	200	75	30	30
	Manufacture, assembly, fabricating or packaging	80,000 square feet	200	75	30	30
	*Junkyards, auto wrecking and dismantling yards	5 acres	300	100	100	100
	*Adult bookstores and adult entertainment uses	3 acres	250	100	50	50
PD – Planned Industrial/ Commercial Development	All uses permitted in either the LI or B Zoning Districts; except for adult uses	20 acres, generally	Subject to site plan review and buffering requirements			

NOTES:

General: See text for requirements in the Canal Overlay, Waste Management Facility Overlay, and Flood Hazard Overlay Districts.