

ZONING

200 Attachment 1

Town of Wales

Schedule of Area, Lot and Bulk Requirements
R-Residential District
 [Amended 11-9-1994 by L.L. No. 2-1994; 4-9-1997 by L.L. No. 2-1997]

Zone District	Permitted Uses	Minimum Lot Size			Minimum Yard Requirements						Maximum Building Height		Maximum Building Coverage (percent)	Minimum Floor Area (square feet)
					Principal Building			Accessory Building						
		Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)				
							One (feet)	Both (feet)						
R-Residential	1-family dwellings	3	250	300	75	50	20	40	20	20	2 1/2	35	—	920
	2-family dwellings	3	250	300	75	50	20	40	20	20	2 1/2	35	—	720 per unit
	Religious and quasi-public uses ¹	3	250	300	75	50	20	40	20	20	2 1/2	35	—	—
	Above-grade public utility uses and telecommunications facilities ¹	See Chapter 100, Telecommunications Facilities												

NOTES:

¹ Permitted with special permit only.

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Town of Wales

Schedule of Area, Lot and Bulk Requirements A-Agricultural District

[Amended 11-9-1994 by L.L. No. 2-1994; 4-9-1997 by L.L. No. 2-1997; 12-8-1998 by L.L. No. 2-1998]

Zone District	Permitted Uses	Minimum Lot Size			Minimum Yard Requirements						Maximum Building Height		Minimum Floor Area (square feet)
					Principal Building			Accessory Building					
		Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)	Stories	Feet	
							One (feet)	Both (feet)					
A-Agricultural	1-family dwellings	3	250	300	75	50	20	40	20	20	2 1/2	35	920
	2-family dwellings	10	400	300	75	50	50	100	50	50	2 1/2	35	720 per dwelling unit
	Religious and quasi-public uses	3	250	250	75	50	40	80	40	40	2 1/2	35	—
	Nursing homes	5	300	300	75	50	50	100	50	50	1	20	—
	Farms	10	400	300	75	100	50	100	50	50	2 1/2	35	920 (residential)
	Camping grounds ¹	10	400	500	100	300	100	200	300	100	2 1/2	35	—
	Outdoor commercial recreation ¹	10	400	500	100	300	100	200	300	100	2 1/2	35	—
	Veterinarian offices or animal kennels or hospitals	3	300	200	75	75	75	150	75	100	1	20	—
	Excavation operations ¹	10	400	400	100	100	100	200	100	100	2 1/2	35	—
	Mobile home courts ¹	25	See Chapter 139, Mobile Homes										
	Multifamily dwellings ¹	3	250	300	75	50	20	40	30	20	2 1/2	35	—
	Housing for elderly ²												
	Above-grade public utility uses and telecommunications facilities ¹	See Chapter 100, Telecommunications Facilities											

NOTES:

¹ Permitted with special permit only.

² Elderly housing requirements shall conform to federal regulations.

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Schedule of Area, Lot and Bulk Requirements B-Business District

[Amended 11-9-1994 by L.L. No. 2-1994; 5-14-1996 by L.L. No. 3-1996; 4-9-1997 by L.L. No. 2-1997;
12-8-1998 by L.L. No. 2-1998; 2-14-2006 by L.L. No. 1-2006; 12-8-1998 by L.L. No. 2-1998; 6-25-2013 by L.L. No. 2-2013]

Zone District	Permitted Uses ¹	Minimum Lot Size			Minimum Yard Requirements						Maximum Building Height		Minimum Floor Area (square feet)
					Principal Building			Accessory Building					
		Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)	Stories	Feet	
							One (feet)	Both (feet)					
B-Business ⁴	1-family dwellings	3	250	300	75	50	20	40	20	20	2 1/2	35	920
	2-family dwellings	3	250	300	75	50	20	40	20	20	2 1/2	35	720 per dwelling unit
	Religious and quasi-public uses	3	250	300	75	50	20	40	20	20	2 1/2	35	—
	Mobile home courts	See Chapter 139, Mobile Homes											
	Multifamily dwellings Housing for elderly ²	—	—	—	75	50	20	40	20	20	2 1/2	35	600 per dwelling unit
	Boarding- and rooming houses	3	250	300	75	50	20	40	20	20	2 1/2	35	1,200
	Retail and service uses	3	250	300	50	50	10	20	20	10	2	35	—
	Mixed dwelling and nondwelling uses	3	250	300	50	50	15	30	30	15	2	35	600 per dwelling unit
	Restaurants	3	250	300	50	50	20	40	20	20	2	35	—
	Gasoline service stations	3	250	300	50	50	20	40	20	20	1	20	—
	Automotive repair garages	3	250	300	50	50	20	40	20	20	1	20	—

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Zone District	Permitted Uses ¹	Minimum Lot Size			Minimum Yard Requirements						Maximum Building Height		Minimum Floor Area (square feet)
					Principal Building			Accessory Building					
		Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)	Stories	Feet	
							One (feet)	Both (feet)					
	Commercial recreational use	3	250	300	50	50	25	50	50	50	1	20	—
	Motels	3	250	300	50	50	25	50	20	20	1	30	—
	Veterinarian offices or animal kennels or hospitals	3	250	300	50	50	20	40	20	20	1	20	—
	Nursing homes	3	250	300	50	50	20	40	20	20	2	35	—
	Above-grade public utility uses and telecommunications facilities ³	See Chapter 100, Telecommunications Facilities											

NOTES:

- ¹ All uses within the B-Business Zoning District, except one-family and two-family dwellings, shall require special permits.
- ² Permitted with special permit only and in compliance with federal regulations.
- ³ Permitted with special permit only.
- ⁴ The maximum floor area (square feet) for any facility in the B-Business District shall be 50,000 square feet, determined by the building area as defined by the New York Uniform Fire Prevention and Building Code, as now enacted or hereafter amended.

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Schedule of Area, Lot and Bulk Requirements

M-Manufacturing District

[Amended 11-9-1994 by L.L. No. 2-1994; 4-9-1997 by L.L. No. 2-1997; 12-8-1998 by L.L. No. 2-1998]

Zone District	Permitted Uses	Minimum Lot Size			Minimum Yard Requirements						Maximum Building Height		Maximum Building Coverage (percent)	Minimum Floor Area (square feet)
					Principal Building			Accessory Building						
		Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)	Stories	Feet		
M-Manufacturing	Manufacturing: adult uses and entertainment establishments	3 acres	250	300	50	50	25	50	30	15	1	50	30	—
	Offices and laboratories	3 acres	250	300	50	50	25	50	30	15	2	35	30	—
	Any use permitted in B-Business													
	Above-grade public utility uses and telecommunications facilities ¹	See Chapter 100, Telecommunications Facilities												

NOTES:

¹ Permitted with special permit only.