

ZONING

165 Attachment 1

Town of Pompey

Schedule Limiting the Use of Buildings and Land

[Added 4-20-1989; amended 4-8-2002 by L.L. No. 1-2002;

11-1-2004 by L.L. No. 1-2004; 7-15-2009 by L.L. No. 1-2009; 5-3-2010 by L.L. No. 1-2010; 6-3-2013 by L.L. No. 2-2013]

(Part 1)

KEY:
R = Permitted by Right
SP = Permitted by site plan approval
TSP = Permitted by Town Board special permit

District	Land Use	Review	Lot			Principal Structure				Accessory Structure			
			Minimum			Minimum Setback (square feet)			Maximum Height (feet)	Minimum Setback (square feet)			Maximum Height (feet)
			Area	Frontage (square feet)	Depth (square feet)	Front	Side	Rear		Front	Side	Rear	
F	Farm	R	5 acres	250	500	50	20	20	35	50	20	20	None
	Farm stand	SP	Same as farm										
	Single-family	R	2 acres	200	250	50	20	5	35	50	5	3	15 ¹
	2-family	R	4 acres	Same as single-family									
	Home occupation	SP	Same as single-family or 2-family										
	Public utility substation	SP	1 acre	150	200	100	25	25	N/A	100	25	25	N/A
	Cemetery	SP	Same as public utility substation										
	Veterinary service	SP	Same as farm										
	Kennel	SP	Same as farm										

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			Area	Frontage (square feet)	Depth (square feet)	Front	Side	Rear		Front	Side	Rear	
	School, place of worship or private club	SP	3 acres	300	250	100	25	50	35	100	25	5	15
	Outdoor recreation	SP	10 acres	250	500	100	25	50	35	100	25	25	15
	Stable, boarding or riding	SP	Same as outdoor recreation										
	WECS	SP	See Zoning, 165 Attachment 2, Schedule Limiting Height, Location and Clearances for WECS										
R	Farm	R	5 acres	250	500	50	20	20	35	50	20	20	None
	Farm stand	SP	Same as farm										
	Single-family	R	2 acres average	Pursuant to standards of development, § 165-8									
			1 acre minimum	150	200	50	20	5	35	50	5	5	15
	Home occupation	SP	Same as single-family										
	Public utility substation	SP	1 acre	150	200	100	25	50	N/A	100	50	50	N/A
	Cemetery	SP	Same as public utility substation										
	School, place of worship or private club	SP	3 acres	300	250	50	25	50	35	50	25	5	15
	Outdoor recreation	SP	10 acres	250	500	50	25	50	35	50	25	25	15
Stable, boarding or riding	SP	Same as outdoor recreation											

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R-40	Single-family	R	40,000 square feet	150	200	50	20	5	35	50	5	5	15
	Home occupation	SP	Same as single-family										
	Public utility substation	SP	40,000 square feet	150	200	100	25	25	N/A	100	25	25	N/A
	School, place of worship or private club	SP	3 acres	300	250	50	25	50	35	50	25	5	15
	Golf course	SP	10 acres										
HR	Single-family	R	20,000 square feet	100	200	50	20	5	35	50	5	5	15
	2- or 3-family	SP	Same as single-family										
	Multiple-family	SP	15,000 square feet/unit	150	200	50	20	20	35	50	5	5	15
	Home occupation	SP	As per family dwelling										
	Public utility substation	SP	40,000 square feet	150	200	100	25	25	N/A	100	25	25	N/A
	School, place of worship or private club	SP	Same as public utility substation										

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			Area	Frontage (square feet)	Depth (square feet)	Front	Side	Rear		Front	Side	Rear	
HC	Retail, personal or office service	SP, TSP	40,000 square feet	150	200	100	25	25	NA	100	25	25	NA
	Auto service	SP	Retail, personal or office service										
	Restaurant	SP	Retail, personal or office service										
	Boarding or nursing home	SP	Retail, personal or office service										
	Library or museum	SP	Retail, personal or office service										
	Fire or ambulance station	SP	Retail, personal or office service										
	HR uses		Subject to provisions of Hamlet Residential Zone										
C	Retail, personal or office service	SP	5 acres	250	500	150	50	100	35	150	50	50	35
	Outdoor sales and storage	SP	Same as retail, personal or office service										
	Warehouse or wholesale service	SP	Same as retail, personal or office service										
	Auto sales and service	SP	Same as retail, personal or office service										
	Hotel/motel	SP	Same as retail, personal or office service										
	Restaurant	SP	Same as retail, personal or office service										
	Drive-in facility	SP	Same as retail, personal or office service										

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	Farm	R	5 acres	250	500	50	20	5	35	50	20	20	None
	Farm stand	SP	Same as farm										
	Fire or ambulance station	SP	Same as farm										
I	Retail, personal or office service	SP	10 acres	500	750	150	100	100	35	150	100	100	35
	Outdoor sales and storage	SP	Same as retail, personal or office service										
	Warehouse or wholesale service	SP	Same as retail, personal or office service										
	Auto sales and service	SP	Same as retail, personal or office service										
	Enclosed manufacturing or processing	SP	Same as retail, personal or office service										
	Drive-in facility	SP	Same as retail, personal or office service										
	Hospital	SP	Same as retail, personal or office service										
	Hotel/motel	SP	Same as retail, personal or office service										
	Restaurant	SP	Same as retail, personal or office service										
	Junkyard	TSP	Same as retail, personal or office service										
	Gravel mining	TSP	Same as retail, personal or office service										

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	Bulk, storage of explosives, petroleum or chemicals	SP	Same as retail, personal or office service										
	Farm	R	10 acres	500	500	50	20	5	35	50	20	20	None
	Farm stand	SP	Same as farm										
	Fire or ambulance station	SP	Same as farm										

NOTES:

¹ The maximum height may be increased as follows:

- (1) For each additional two feet of front setback, the maximum height shall increase by an additional one foot.
- (2) For each additional two feet of side yard setback, the maximum height shall increase by an additional one foot.
- (3) Where there exists a difference between the maximum permissible height calculation between (1) and (2) above, the lesser shall control, and in no event will the maximum permissible height exceed the permissible maximum height of the primary structure.