

# ZONING

## 195 Attachment 7

### Town of Wawayanda Zoning Law Schedule of Zoning District Regulations TC Town Commercial District<sup>1</sup>

[Amended 11-4-2010 by L.L. No. 2-2010; 10-16-2012 by L.L. No. 1-2012; 12-5-2014 by L.L. No. 5-2014; 9-2-2021 by L.L. No. 4-2021; 12-5-2024 by L.L. No. 5-2024]

District Intent	Principal Permitted Uses	Special Use	Accessory Uses	Development Standards
<p><b>TC Town Commercial District</b> This district is to provide a wide range of commercial uses, including office and retail uses, to serve the Town.</p> <p>NOTE: TC-1 and TC-2 Districts are identical except that light manufacturing, research development labs, and warehouse, storage and distribution facilities are permitted as special uses in the TC-1 District and are prohibited in the TC-2 District.</p>	<p>Agriculture as defined by New York State Department of Agriculture and Markets Agriculture, nurseries and greenhouses without retail</p> <hr/> <p style="text-align: center;"><b>Site Plan Approval</b></p> <hr/> <p>Agriculture, on-farm food processing activities with wholesale and retail trade areas of less than 10,000 square feet in gross floor area Agriculture, retail sale of farm, nursery, and related products (maximum 20,000 square feet) Agriculture, tourism activities on ongoing farm operation Agriculture, warehousing/wholesaling farm/nursery products Bank/financial institution Contractor yard Convenience store/mini-mart Dwelling, two units per nonresidential building (mixed use) Food services, business Offices and general retail Motor vehicle service facility Restaurant, fast-food Restaurant or bar, non-fast-food Services, business or personal (Less than 10,000 square feet)</p>	<p>Agriculture, livestock (2 acres or more) Agriculture structures — reuse Animal hospitals/kennels Bed-and-breakfast Cemetery Day care, preschool, nursery Essential services/utilities Farm markets, microbreweries, wineries, distilleries and similar retail establishments Forestry, commercial Funeral homes Home occupation, other Hotel/conference center Light manufacturing Mining/excavation Motel Motor vehicle sales and service Motor vehicle Fueling Station Outdoor storage/display Recreation, indoor Recreation, outdoor Research development lab Services, business or personal (over 10,000 square feet) Retail, large-product Studios providing training and music, art and dance-related activities Warehouse, storage and distribution facilities</p>	<p>Barns, silos, product storage and packing warehouses Off-street parking Satellite stations/satellite antennas Signs</p> <p>The following uses accessory only to a residential use if it exists prior to enactment of this chapter: Greenhouses Other structures customarily accessory to permitted principal or special uses Swimming pools Home occupation, minimal impact</p>	<p>Minimum lot area: 1 acre Minimum lot width: 100 feet Minimum yard: Front: 55 feet Side: 15 feet Both sides: 35 feet Rear: 30 feet Maximum building height: 45 feet Maximum lot coverage: 70% Maximum building coverage: 50%</p> <p>NOTE: Development standards applicable to agriculture and certain special uses such as residential cluster developments/subdivisions may differ from above. See supplemental regulations.</p>