

ZONING

195 Attachment 8

Town of Wawayanda Zoning Law

Schedule of Zoning District Regulations

MC Mixed Commercial District

[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; 9-19-2023 by L.L. No. 5-2023; 12-5-2024 by L.L. No. 5-2024]

District Intent	Principal Permitted Uses	Site Plan Approval	Accessory Uses	Development Standards
<p>MC Mixed Commercial This District is intended to provide the Town with a principal area for intensive nonresidential development such as office, retail, service businesses and manufacturing.</p> <p>NOTE: MC-1 and MC-2 Districts are identical excepting that adult uses and pawnbrokers shall be permitted in MC-2 Districts.</p> <p>NOTE: MC-1 and MC-3 Districts are identical except warehouse storage and distribution facilities shall be prohibited in MC-3 Districts.</p>	<p>Agriculture as defined by New York State Department of Agriculture and Markets Agriculture, nurseries and greenhouses without retail Wireless communication facility, minor</p>	<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/wholesale, sale of farm, nursery, and related products Agriculture, tourism activities on ongoing farm operation Agriculture, warehousing/wholesaling farm/nursery products Contractor yard Convenience store/mini-mart Dwelling, two units in nonresidential building (mixed use) Motor vehicle service facility Motor vehicle sales and service Offices and general retail Restaurant, fast-food Restaurant or bar, non-fast-food Services, business or personal</p>	<p>Barns, silos, produce 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 existed prior to enactment of this chapter: Greenhouses Home occupation, minimal impact</p> <p>Other structures customarily accessory to permitted principal or special uses Swimming pools</p>	<p>Minimum lot area: 2 acres Minimum lot width: 100 feet Minimum yards: Front: 50 feet Side: 15 feet Both sides: 35 feet Rear: 30 feet Maximum building height: 65 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>

WAWAYANDA CODE

District Intent	Principal Permitted Uses	Site Plan Approval	Accessory Uses	Development Standards
		<p style="text-align: center;">Special Use</p> <p>Adult uses and pawnbrokers- MC-2 District only Agriculture, livestock (2 acres or more) Bed-and-breakfast Cannabis retail dispensary Day care, preschool, nursery school Essential services/utilities Farm markets, microbreweries, wineries, distilleries and similar retail establishments Home occupation, other Hotel/conference center Industrial uses Light manufacturing Mining Motel Recreation, indoor Recreation, outdoor Recycling facility Research/development laboratories Retail, large-product Vehicle services Warehouse, storage and distribution facilities, wholesale operations Wireless communication facility, major mining</p>		