

ZONING
153 Attachment 3

Village of South Glens Falls

**Schedules I and II
Permitted Uses and Area, Lot, Yard and Height Regulations
Part 1**

[NOTE: This is intended to be a summary of the regulations included in §§ 153-9 and 153-10 and is included for reference purposes only. It is not part of Ch. 153, Zoning. For definitive information as to the regulations in effect, consult §§ 153-9 and 153-10 and the rest of Ch. 153.]

District	Principal Permitted Uses	Permitted Accessory Uses	Special Uses	Minimum Lot Area (square feet)	Minimum Yards (feet)			Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage	Maximum Height	
					Front	Rear	Side (one/combined)				(stories)	(feet)
R-1 Residential Zone	(a) One-family detached dwelling (b) Public schools (c) Public parks and playgrounds	(a) Private garages and parking areas (b) Home gardening, but not the raising of poultry, livestock and other similar activities (c) Other accessory uses and structures customarily appurtenant to a principal permitted use	(a) Home occupations	13,500	25	25	10/20	80	150	40%	2½	30
R-2 Residential Zone	(a) One-family detached dwellings (b) Two-family dwellings (c) Churches and parish houses (d) Libraries (e) Public parks and playgrounds (f) Governmental buildings and uses, including police and fire stations (g) Public schools and private schools offering general instruction	(a) Private garages and parking areas (b) Home gardening, but not the raising of poultry, livestock and other similar activities (c) Other accessory uses and structures customarily appurtenant to a principal permitted use	(a) Cemeteries (b) Community buildings, country clubs, social halls, lodges and fraternal organizations (c) Public utility structures (d) Home occupations	13,500	25	25	10/20	80	150	40%	2½	40

SOUTH GLENS FALLS CODE

**Schedules I and II
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Part 2**

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District	Use Permitted with Site Plan Review and Approval	Permitted Accessory Uses	Special Uses	Minimum Lot Area (square feet)	Minimum Yards (feet)			Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage	Maximum Height	
					Front	Rear	Side (one/combined)				(stories)	(feet)
C Commercial Zone	(a) Retail business, Type I (b) Motels (c) Personal service establishments such as barber and beauty shops, shoe repair shops where such uses are necessary to supply the daily living needs of the community (d) Offices and banks (e) Eating and drinking establishments (f) Governmental buildings and uses, including police and fire stations (g) Hospital, nursing and convalescing homes	(a) Public and private parking and loading (b) Other accessory uses customarily appurtenant to permitted use	(a) Automobile sales, service, repair and filling stations (b) Mixed-use buildings	4,000	12	12	—/—	40	100	60%	—	45

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Part 3

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District	Use Permitted with Site Plan Review and Approval	Permitted Accessory Uses	Special Uses	Minimum Lot Area (square feet)	Minimum Yards (feet)			Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage	Maximum Height	
					Front	Rear	Side (one/combined)				(stories)	(feet)
C-2 Commercial Zone	(a) Retail business, Type II (b) Motels (c) Personal service establishments such as barber and beauty shops, shoe repair shops where such uses are necessary to supply the daily living needs of the community (d) Offices and banks (e) Eating and drinking establishments (f) Governmental buildings and uses, including police and fire stations (g) Hospital, nursing and convalescing homes	(a) Public and private parking and loading (b) Other accessory uses customarily appurtenant to permitted use	(a) Mixed-use buildings	13,500	25	20	—/10	90	150	40%	—	45

SOUTH GLENS FALLS CODE
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Part 4

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District	Principal Permitted Uses with Site Plan Review and Approval	Permitted Accessory Uses	Special Uses	Minimum Lot Area (square feet)	Minimum Yards (feet)			Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage	Maximum Height	
					Front	Rear	Side (one/combined)				(stories)	(feet)
M-1 Industrial Zone	(a) Light industrial or business of a kindred nature engaged in the manufacture, assemblage, treatment or packaging of products and the warehousing of products when conducted without public hazard, except those which, by reason of odor, noise, dust or smoke, constitute a nuisance to or endanger the safety of neighboring property (b) Research and related laboratory uses (c) Distribution plants	(a) Public and private parking and loading (b) Other accessory uses customarily appurtenant to a permitted use	(a) Outdoor storage	21,780	12	20	12/24	100	200	60%	3	80
RC-1 Resource Conservation Zone	(a) Farm or other agricultural operation, including gardens, nurseries, greenhouses and usual farm accessory buildings, not including dwellings or buildings housing farm animals or fowl (b) Parks, playgrounds, bikeways, athletic fields, marinas, riding academies, game preserves and other similar uses, including usual accessory buildings (c) Municipal or public utility structures or facilities	—		43,560	80	50	25/50	150	200	10%	—	—

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Part 5

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District	Principal Permitted Uses	Permitted Accessory Uses	Special Uses	Minimum Lot Area (square feet)	Minimum Yards (feet)			Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage	Maximum Height	
					Front	Rear	Side (one/combined)				(stories)	(feet)
ARC-1 Aquifer Resource Conservation Zone	(a) All principal permitted uses in an ARC-1 Zone shall be restricted to those principal permitted uses provided for in a R-1 Zone	(a) All permitted accessory uses in an ARC-1 Zone shall be restricted to those permitted accessory uses provided for in an R-1 Zone	(a) Any parking area for more than 5 vehicles, excluding driveways (b) Motor vehicle repair garage	3 acres	25	25	25/50	90 with clustering/ 200 without clustering	200	10%	2½	30