

ZONING

300 Attachment 1

Town of Macedon

Schedule I

Use and Dimensional Requirements

[Amended 3-28-1996 by L.L. No. 2-1996; 2-13-2003 by L.L. No. 2-2003; 6-14-2012 by L.L. No. 4-2012; 6-25-2020 by L.L. No. 3-2020]

Zone District	Permitted Uses [*Permitted Special Use Permit Only]	Minimum Lot Size Area	Minimum Lot Width (feet) ⁴	Minimum Lot Depth (feet) ⁴	Minimum Setback Requirements ⁶ (feet)				Accessory Building ⁶		Maximum Building Height Principal Building (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building							
					Front	Rear	Side		Rear	Side		
AR-40 Agricultural Residential	Farms	10 acres	400	600	75	75	50	100	50	25	35	10
	Single-family dwellings	40,000 square feet	150	200	60	40	25	50	15	15	35	15
	Duplexes	60,000 square feet	225	250	60	40	25	50	15	15	35	15
	Public markets	4 acres	300	400	100	75	50	100	50	100	24	10
	*Essential services	—	—	—	75	75	50	100	50	25	24	10
	*Camping grounds	25 acres	600	800	300	300	300	600	300	300	24	5
	*Commercial excavation operations	20 acres	600	800	100	100	100	200	100	100	24	5
	*Public and semipublic uses and buildings	2 acres	250	275	75	75	50	100	50	25	25	25
	*Private air strips	—	400	400	75	75	50	100	50	25	24	10
	*Commercial recreation	5 acres	300	400	75	75	50	100	50	25	24	10
*Planned business centers	4 acres	300	400	100	75	50	100	50	100	24	25	
R-30 Residential	Farms	10 acres	400	600	75	75	50	100	50	25	35	10
	Single-family dwellings	30,000 square feet	150	175	60	40	25	50	15	15	35	20
	Duplexes	45,000 square feet	200	225	60	40	25	50	15	15	35	20
	Public markets	4 acres	300	400	100	75	50	100	50	100	24	10
	*Essential services	—	—	—	75	75	50	100	50	25	24	10
	*Camping grounds	25 acres	600	800	300	300	300	600	300	300	24	5
	*Commercial excavation operations	20 acres	600	800	100	100	100	200	100	100	24	5

MACEDON CODE

Zone District	Permitted Uses [*Permitted Special Use Permit Only]	Minimum Lot Size Area	Minimum Lot Width (feet) ⁴	Minimum Lot Depth (feet) ⁴	Minimum Setback Requirements ⁶ (feet)				Accessory Building ⁶		Maximum Building Height Principal Building (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building							
					Front	Rear	Side		Rear	Side		
	*Public and semipublic uses and buildings	2 acres	250	275	75	75	50	100	50	25	35	25
	*Private air strips	—	400	600	75	75	50	100	50	25	24	10
	*Commercial recreation	5 acres	300	400	75	75	50	100	50	25	24	10
	*Planned business centers	4 acres	300	400	100	75	50	100	50	100	24	25
R-22 Residential	Single-family dwellings	22,000 square feet	100	150	50	30	15	30	15	15	35	20
	Cluster residential developments	25 acres			Detailed lot site, width and setback requirements specified in Article XI							
	*Essential services	—	—	—	60	40	25	50	15	15	24	10
	*Public and semipublic uses and buildings	2 acres	250	275	75	75	50	100	50	25	35	35
	*Multiple family developments	3 acres			Detailed lot site, width and setback requirements specified in Article XI							
GC General Commercial ¹	Retail and service uses	—	—	—	75	25	30	40	25	20	35	60
	*Essential services	—	—	—	75	25	30	40	25	20	24	25
	*Motor vehicle service stations and auto repair shops	30,000 square feet	100	150	75	50	25	50	50	25	24	30
	*Car wash establishments	40,000 square feet	175	200	75	50	25	50	50	25	24	30
	*Commercial recreation	5 acres	300	400	75	75	50	100	50	25	24	10
	*Multiple family developments	3 acres			Detailed lot site, width and setback requirements specified in Article XI							
ORM Office-Research-Manufacturing ^{1 3}	Light industrial research office use	—	—	—	75	75	75	150	75	75	48	20
	*Essential services	—	—	—	75	75	75	150	75	75	24	20
	*Motor vehicle service stations and auto repair shops	30,000 square feet	100	150	75	50	25	50	50	25	24	30
	*Planned business centers	4 acres	300	400	100	75	50	100	50	100	24	25
	*Camping grounds	25 acres	600	800	300	300	300	600	300	300	24	5
TBD Totally Planned Development		See Article XIV for all development regulations pertaining to this district										
NCD New Community Development		See Article XV for all development regulations pertaining to this district										

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Zone District	Permitted Uses [*Permitted Special Use Permit Only]	Minimum Lot Size Area	Minimum Lot Width (feet) ⁴	Minimum Lot Depth (feet) ⁴	Minimum Setback Requirements ⁶ (feet)				Accessory Building ⁶		Maximum Building Height Principal Building (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building							
					Front	Rear	Side		Rear	Side		
MHD Mobile Home		See Article XVI for all development regulations pertaining to this district										

NOTES:

¹ Along Route 31, the minimum setback shall be 100 feet.

² When a commercial use is proposed to abut a residential district, the minimum rear and side yard setbacks shall be increased to not less than 50 feet.

³ Where an industrial use is proposed to abut a residential district, the minimum front, rear and side yard setback shall be increased to not less than 100 feet.

⁴ In addition to the minimum lot width and depth requirements specified in this schedule, the ratio of lot depth to width shall not exceed four feet of depth for each one foot of lot width.

⁵ Where a residential use abuts a state highway, the minimum setback shall be increased to not less than 100 feet.

⁶ Setbacks for accessory buildings which house farm animals are specified in Article IX.