

ZONING

295 Attachment 4

Village of Whitesboro

Schedule A  
Part IV Main Street District  
[Amended 4-25-2016 by L.L. No. 1-2016]

Districts	Permitted Uses	Uses Permitted by Special Exception	Unit Dimension Minimum/ Maximum Square Feet per Unit	Lot Size Minimum		Lot Coverage Maximum Percent	Building Height Maximum		Yard Dimensions (minimum in feet)				
				Acres	Width (feet)		Stories	Feet	Front <sup>3</sup>	Side One	Total	Rear	
MS	One-family dwelling		850		60	35	2 1/2	35	30	5	15	25% of lot depth	
	Two-family dwelling		850		60	35	2 1/2	35	30	5	15	25% of lot depth	
	Customary home occupation				60	35	2 1/2	35	30	5	15		
		Three or more dwelling units		850 <sup>(1)</sup>		60	35	2 1/2	35	30	5	15	25% of lot depth
		Professional services		200/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Office		200/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Restaurant with no drive through		200/		60	35	2 1/2	35	30	5	15	
		Convenience store with no drive through		200/3,600		60	35	2 1/2	35	30	5	15	25% of lot depth
		Drive through		200/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Health and fitness center and dance studio		600/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Nursing home or senior citizen housing		850/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Bed-and-breakfast		850/		60	35	2 1/2		30	5	15	25% of lot depth
		Day-care center		850/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Family child-care homes		850/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Funeral parlor		850/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Personal services		200/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Retail sales		200/3,600		60	35	2 1/2	35	30	5	15	25% of lot depth
		Bakery		200/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Cafe/internet cafe		200/		60	35	2 1/2	35	30	5	15	25% of lot depth
		Mixed uses		<sup>(2)</sup>		60	35	2 1/2	35	30	5	15	25% of lot depth
	Accessory building church		1,200/3,600		60	35	2 1/2	35	20	5	15	25% of lot depth	
	Public or parochial school			5	500	20	2 1/2	30	100	100	200	200	
	Church, parish house, convent, rectory			3	300	25	—	—	100	100	200	200	
	Public library												

NOTES:

<sup>1</sup> See § 295-56(B)(2)(d) for exception.

<sup>2</sup> The minimum/maximum square feet per unit shall be as set forth for the individual uses which are to be mixed as stated in the unit dimension table above.

<sup>3</sup> The front yard dimension shall be measured from the property boundary. The front setback shall line up with the build-to line common with adjacent structures and other structures on the block where the structure is proposed.