

ZONING

135 Attachment 2

Schedule I Zoning Schedule Town of East Bloomfield (Part 1)

[Amended 2-24-1992 by L.L. No. 1-1992; 2-26-1996 by L.L. No. 1-1996; 1-22-2001 by L.L. No. 1-2001; 8-25-2008 by L.L. No. 1-2008; 6-28-2021 by L.L. No. 1-2021; 9-13-2021 by L.L. No. 4-2021]

Zone District	Permitted Uses	Minimum Lot Size Area	Minimum Lot Width (feet)	Minimum Setback Requirements (feet)						Principal Building Height (feet)	Maximum Building Coverage	
				Front	Rear	One Side	Both	Rear	Side			
AR-2 Agricultural Rural Residential District	Single-family dwelling	2 acres	275	75	50	50	100	50	25	35	15%	
	Boarding of animals	2 acres	275	75	--	100	100	100	100	35	10%	
	Agricultural farm operations	10 acres	400	75	--	--	--	50	25	--	--	
	Rendering, slaughtering and dressing of animals	5 acres	300	75	100	100	100	75	75	30	0.5%	
	Keeping, breeding and raising of cattle, sheep, goats and horses	5 acres	300			See § 135-42B(6) for design standards						--
	Keeping, breeding and raising of pigs and fowl	5 acres	350			See § 135-42B(7) for design standards						--
	Public parks and recreation sites	--	--	75	--	--	--	--	--	--	--	--
	Essential services ²	--	--	75	40	30	30	25	25	30	5%	
	Public and semipublic uses and buildings	40,000 square feet	175	75	50	30	30	25	25	35	20%	
	Commercial excavation operations ^{1,2}	20 acres	400	75		See § 135-73 for design standards						--
	Private or commercial airstrips ²	--	400	75		See § 135-71 for design standards						--
	Campgrounds ²	25 acres	400	75		See § 135-70 for design standards						--
	Stables or riding academies ²	10 acres	400	75		See § 135-76 for design standards						--
	Commercial recreation uses and facilities ²	3 acres	275	75		See § 135-77 for design standards						--
	Kennels ²	3 acres	275	75		See § 135-75 for design standards						--
	Windmills or wind generators ²	2 acres	275	75		See § 135-60 for design standards						--
	Keeping of domestic animals ²	2 acres	275	--		See § 135-74 for design standards						--
	Tourist home/bed-and-breakfast establishments ²	2 acres	275	--		See § 135-81 for design standards						--
	Special entertainment use/event ²	50 acres	--	--		See § 135-82 for design standards						--
	Family/in-law apartments ²	2 acres	--	--		See § 135-83.1 for design standards						--
Accessory residential dwellings ²					See § 135-83.4 for design standards							
Large-scale solar energy systems ²					See § 135-83.3 for design standards							

NOTES:

- ¹ Special Use Permit issued by Town Board for this use only.
- ² Permitted by special use permit only.

EAST BLOOMFIELD CODE

Schedule I
Zoning Schedule
Town of East Bloomfield
(Part 2)

[Amended 2-24-1992 by L.L. No. 1-1992; 2-26-1996 by L.L. No. 1-1996; 1-22-2001 by L.L. No. 1-2001; 6-28-2021 by L.L. No. 1-2021; 9-13-2021 by L.L. No. 4-2021]

Zone District	Permitted Uses	Minimum Lot Size Area	Minimum Lot Width (feet)	Front ²	Minimum Setback Requirements (feet)					Principal Building Height (feet)	Maximum Building Coverage
					Principal Building Side ¹			Accessory Building			
					Rear	One	Both	Rear	Side		
RR-1 - Rural Residential District	Single-family dwelling	1 acre	200	60	30	15	20	25	15	35	15%
	Two-family dwelling	1.5 acre	225	60	30	15	20	25	15	35	15%
	Public parks and recreational sites	--	--	--	--	--	--	--	--	--	--
	Essential service	--	--	60	40	20	30	25	25	30	5%
	Public and semipublic uses and buildings	40,000 square feet	175	60	40	20	30	25	25	35	20%
	Kennels	3 acres	275	60	See § 135-75 for design standards			--	--	--	--
	Windmills or wind generators	1 acre	200	60	See § 135-60 for design standards			--	--	--	
	Nursery or day-care centers	1 acre	200	60	See § 135-64 for design standards			--	--	--	
	Tourist homes/bed-and-breakfast establishments ⁴	1 acre	200	--	See § 135-81 for design standards			--	--	--	
	Special entertainment use/event ⁴	50 acres	--	--	See § 135-82 for design standards			--	--	--	
	Family/in-law apartments ⁴	1 acre	--	--	See § 135-83.1 for design standards			--	--	--	
	Accessory residential dwellings ⁴				See § 135-83.4 for design standards						
	Large-scale solar energy systems ⁴				See § 135-83.3 for design standards						
RR-1-30 - Residential District	Single-family dwelling	30,000 square feet	200	60	40	20	25	10	10	35	20%
	Public parks and playgrounds	--	--	--	--	--	--	--	--	--	--
	Essential services ⁴	--	--	60	40	20	25	10	10	30	20%
	Public and semipublic uses ⁴	40,000 square feet	175	60	40	20	25	10	10	30	20%
	Cluster Residential Developments ^{3,4}	15 acres	400		See § 135-57 for design standards			--	--	--	
	Duplexes ⁴	45,000 square feet	150	60	40	20	25	10	10	35	20%
	Large-scale solar energy systems ⁴				See § 135-83.3 for design standards						

NOTES:

- 1 Side yard reductions to the dimensions specified for this district are set forth in § 135-29A of this chapter.
- 2 Front yard exception to the dimensions specified for this district are set forth in § 135-29B of this chapter.
- 3 The minimum lot width of 400 feet is a requirement for the overall parcel before subdivision. Cluster residential development is permissive, not mandated in the R-1-30 Residential District.
- 4 Permitted by special use permit only.

6 - 15 - 2001

ZONING

**Schedule I
Zoning Schedule
Town of East Bloomfield
(Part 3)
[Amended 9-13-2021 by L.L. No. 4-2021]**

Zone District	Permitted Uses	Minimum Lot Size Area	Minimum Lot Width (feet)	Front	Minimum Setback Requirements (feet)				Principal Building Height (feet)	Maximum Building Coverage		
					Principal Building Rear	Side One	Side Both	Accessory Building Rear Side				
MR - Multiple Residence	Apartment houses, multiple dwellings and dwelling groups	3 acres	175		Design standards specified in § 135-45						--	--
	Two-family dwelling	30,000 square feet	150	40	40	30	30	15	10	35	20%	
	Public and semipublic uses and buildings	40,000 square feet	175	50	50	30	30	25	15	35	25%	
	Public or private school	--	--	--	--	--	--	--	--	--	--	
	Home occupations ³	--	--	--	--	--	--	--	--	--	--	
	Essential services ³	--	--	50	50	30	30	50	25	24	10%	
	Townhouse clusters and developments ³	3 acres	200		Design standard specified in § 135-56						--	--
	Single satellite television dish and antennae ³	--	--	--	--	--	--	--	--	--	--	
	Rooming houses ^{1,3}	40,000 square feet	175	50	50	30	30	25	15	35	25%	
	Residential conversions ^{2,3}	40,000 square feet	175	50	50	30	30	25	15	35	25%	
MH Mobile Home Park	Large-scale solar energy systems ³				See § 135-83.3 for design standards							
	Single-family mobile home	10 acres	200	100	60	60	60	60	60	24	20%	
	Essential services ³	30,000 square feet	150	40	40	30	30	15	10	24	10%	
	Public and semipublic uses and buildings ³	40,000 square feet	175	50	50	30	30	25	15	35	25%	
	Large-scale solar energy systems ³				See § 135-83.3 for design standards							

NOTES:

- 1 Design standards for further specified in § 135-59.
- 2 Design standards are further specified in § 135-61.
- 3 Permitted by special use permit only.

EAST BLOOMFIELD CODE

Schedule I
Zoning Schedule
Town of East Bloomfield
(Part 4)

[Amended 2-24-1992 by L.L. No. 1-1992; 2-26-1996 by L.L. No. 1-1996; 8-25-2008 by L.L. No. 1-2008; 9-13-2021 by L.L. No. 4-2021]

Zone District	Permitted Uses	Minimum Lot Size Area	Minimum Lot Width (feet)	Front ¹	Minimum Setback Requirements (feet)				Accessory Building Rear Side	Principal Building Height (feet)	Maximum Building Coverage
					Principal Building Rear	One Side	Both	Side			
CC Community Commercial	Retail business	40,000 square feet	175	75	40	20	30	25	10	35	35%
	Personal service establishments	40,000 square feet	175	75	40	20	30	25	10	35	35%
	Shopping centers	3 acres	275	75	40	20	30	25	10	35	35%
	Sale, lease or rental of new and used vehicles	2 acres	200	75	40	20	30	25	10	35	35%
	Gift and tourist shops, clothing and furniture stores, craft shops, appliance, sporting goods, shoe and grocery stores	40,000 square feet	175	75	40	20	30	25	10	35	35%
	Electrical, heating and plumbing stores, woodworking shop	40,000 square feet	175	75	40	20	30	25	10	35	35%
	Essential services ²	--	--	75	40	20	30	25	10	24	10%
	Motor vehicle service stations, auto repair shops and used vehicle sales ²	1 acre	175		Design standards specified in § 135-54					35	35%
	Public and semipublic uses and buildings ²	40,000 square feet	175	50	50	30	30	25	15	35	25%
	Car wash establishments ²	1 acre	175		Design standards specified in § 135-58					--	--
	Rental of trucks and trailers ²	1 acre	175		Design standards specified in § 135-65					--	--
	Self-service gasoline dispensing units ²	40,000 square feet	175		Design standards specified in § 135-66					--	--
	Restaurants, drive-in ²	40,000 square feet	175		Design standards specified in § 135-67					--	--
	Hotel or motel ²	2 acres	200		Design standards specified in § 135-78					--	--
	Flea markets and outside sales ²	2 acres	200		Design standards specified in § 135-72					--	--
	Tourist homes/bed-and-breakfast establishments ²	2 acres	275		Design standards specified in § 135-81					--	--
Special entertainment use/event ²	50 acres	--		Design standards specified in § 135-82					--	--	
Windmills or wind generators				Design standards specified in § 135-60							
Large-scale solar energy systems ²				See § 135-83.3 for design standards							

NOTES:

¹ Where a CC Community Commercial use fronts on a state highway, the minimum front setback of the building shall be 100 feet from the highway right-of-way. In no event shall parking be permitted within 30 feet of the highway right-of-way. This frontal area shall be landscaped and maintained as a grassed area.

² Permitted by special use permit only.

ZONING

Schedule I Zoning Schedule Town of East Bloomfield (Part 5)

[Amended 2-26-1996 by L.L. No. 1-1996; 9-13-2021 by L.L. No. 4-2021]

Zone District	Permitted Uses	Minimum Lot Size Area	Minimum Lot Width (feet)	Front ¹	Minimum Setback Requirements (feet)				Accessory Building Rear	Accessory Building Side	Principal Building Height (feet)	Maximum Building Coverage
					Principal Building Rear	Principal Building One	Principal Building Side	Principal Building Both				
LI - Light Industrial	Laboratories	40,000 square feet	200	50	50	30	40	25	15	35	35%	
	Manufacture, compounding, assembling of articles for previously prepared materials	--	--	--	--	--	--	--	--	--	--	
	Manufacture and/or assembly of electronic devices and electrical appliances	--	--	--	--	--	--	--	--	--	--	
	Manufacture, compounding, processing and storage of candy and confections, frozen foods, cosmetics, pharmaceutical products, toiletries and food products	--	--	--	--	--	--	--	--	--	--	
	Warehousing facilities	40,000 square feet	--	--	--	--	--	--	--	--	--	
	Manufacture of precision tools	--	--	--	--	--	--	--	--	--	--	
	Machine shop operations	40,000 square feet	--	--	--	--	--	--	--	--	--	
	Agribusiness operations	40,000 square feet	--	--	--	--	--	--	--	--	--	
	Other light industrial uses	40,000 square feet	--	--	--	--	--	--	--	--	--	
	Essential services ²	--	--	50	50	30	40	50	25	24	10%	
	Public and semipublic uses and buildings ²	40,000 square feet	175	50	50	30	40	25	15	35	10%	
	Commercial storage buildings, including miniwarehouses ²	2 acres	275		Design standards specified in § 135-68						--	--
	Windmills or wind generators ²	40,000 square feet	--		Design standards specified in § 135-60						--	--
	Communication towers ²	2 acres	275		Design standards specified in § 135-69						--	--
	Special entertainment use/event ²	50 acres	--		Design standards specified in § 135-82						--	--
	Large-scale solar energy systems ²				See § 135-83.3 for design standards							

NOTES:

1 Where a LI Light Industrial use fronts on a state highway, the minimum front setback of the building shall be 100 feet from the highway right-of-way. In no event shall parking be permitted within 30 feet of the highway right-of-way. This frontal area shall be landscaped and maintained as a grassed area.

2 Permitted by special use permit only.

EAST BLOOMFIELD CODE

Schedule I
Zoning Schedule
Town of East Bloomfield
(Part 6)

[Amended 2-26-1996 by L.L. No. 1-1996; 9-13-2021 by L.L. No. 4-2021]

Zone District	Permitted Uses	Minimum Lot Size Area	Minimum Lot Width (feet)	Front ¹	Minimum Setback Requirements (feet)				Accessory Building Rear	Accessory Building Side	Principal Building Height (feet)	Maximum Building Coverage
					Principal Building Rear	Principal Building One	Principal Building Side	Principal Building Both				
GI - General Industrial	Laboratories	40,000 square feet	200	--	--	--	--	--	--	--	--	--
	Manufacture, compounding, assembling of articles for previously prepared materials	--	--	--	--	--	--	--	--	--	--	--
	Manufacture and/or assembly of electronic devices and electrical appliances	--	--	--	--	--	--	--	--	--	--	--
	Manufacture, compounding, processing and storage of candy and confections, frozen foods, cosmetics, pharmaceutical products, toiletries and food products	--	--	--	--	--	--	--	--	--	--	--
	Manufacture of precision tools	--	--	--	--	--	--	--	--	--	--	--
	Machine shop operations	40,000 square feet	200	50	50	--	--	25	15	35	35%	
	Agribusiness operations	--	--	--	--	--	--	--	--	--	--	--
	Lumberyards	2 acres	200	50	50	--	--	25	15	35	35%	
	Truck, minibike, motorcycle and snowmobile sales and service	--	--	--	--	--	--	--	--	--	--	--
	Auto sales, new and used	--	--	--	--	--	--	--	--	--	--	--
	Modular home, mobile home and recreational vehicle sales	--	--	--	--	--	--	--	--	--	--	--
	Machine press operations, upholstering, welding and monument works	--	--	--	--	--	--	--	--	--	--	--
	Building material yards, excluding concrete plants	--	--	--	--	--	--	--	--	--	--	--
	Printing, publishing and bookbinding	--	--	--	--	--	--	--	--	--	--	--
	Special entertainment use/event ²	50 acres	--	--	--	Design standards specified in § 135-82				--	--	--
	Adult entertainment uses and businesses ²	--	--	--	--	Design standards specified in § 135-83				--	--	--
	Construction equipment storage and repair	2 acres	200	50	50	--	--	25	15	35	35%	
	Communication towers ²	2 acres	275	--	--	Design standards specified in § 135-69				--	--	--
	Essential services ²	--	--	50	50	--	--	50	25	24	10%	
	Public and semipublic uses and buildings ²	40,000 square feet	200	50	50	--	--	50	25	34	10%	

ZONING

**Schedule I
Zoning Schedule
Town of East Bloomfield
(Part 6)
(cont'd)**

Zone District	Permitted Uses	Minimum Lot Size Area	Minimum Lot Width (feet)	Front ¹	Minimum Setback Requirements (feet)			Accessory Building		Principal Building Height (feet)	Maximum Building Coverage
					Principal Building	Side	Both	Rear	Side		
GI - General Industrial (cont'd)	Commercial storage buildings, including miniwarehouses ²	2 acres	275		Design standards specified in § 135-68					--	--
	Windmills or wind generators ²	40,000 square feet	200		Design standards specified in § 135-60					--	--
	Public buildings and grounds, including storage and repair	40,000 square feet	200	50	50	--	--	50	25	24	10%
	Public utilities substations and uses	40,000 square feet	200	50	50	--	--	50	25	24	10%
	Bottling plants, dairies, carpet cleaning and other cleaning and dyeing plants, laundries, photocopying and blueprinting	40,000 square feet	200	50	50	--	--	50	25	24	10%
	Junkyards, auto wrecking and dismantling yards ²	3 acres	275	50	50	--	--	50	25	24	10%
	Truck and freight terminals ²	2 acres	275	50	50	--	--	50	25	24	10%
Large-scale solar energy systems ²					See § 135-83.3 for design standards						

NOTES:

1 Where a GI General Industrial use fronts on a state highway, the minimum front setback of the building shall be 100 feet from the highway right-of-way. In no event shall parking be permitted within 30 feet of the highway right-of-way. This frontal area shall be landscaped and maintained as a grassed area.

2 Permitted by special use permit only.