

**SCHEDULE OF REGULATIONS FOR ZONING DISTRICTS
TOWN OF KIRKWOOD
RESIDENCE (R)
ATTACHMENT I**

Updated September, 2009

PERMITTED USES (D.U. = DWELLING UNIT)		MAX. DENSITY PERMITTED	MINIMUM LOT REQUIRED		MINIMUM YARD REQUIRED						MAXIMUM LOT COVER-AGE BY BUILDINGS	MAXIMUM BUILDING HEIGHT		MINIMUM FLOOR AREA	MINIMUM REQUIRED (OFF-STREET) PARKING (1 space = 9'6"x19')	MINIMUM REQUIRED (OFF-STREET) LOADING (1 space = 12'Wx75'Lx14'H)	SITE PLAN REVIEW	SIGNS	REMARKS
					PRINCIPAL USE			ACCESSORY USE				PRIN-CIPAL	ACCES-SORY						
					FRONT	EACH SIDE	REAR	FRONT	EACH SIDE	REAR									
<p>1. One and two-family dwellings</p> <p>2. Churches and other places of worship, church school buildings, parish houses & convents.</p> <p>3. Public elementary, secondary, nursery and parochial schools.</p> <p>4. Public parks and open space recreation areas not for profit.</p> <p>5. Electrical distribution stations and other public utility structures by special permit. (Article V, Section 503.2)</p> <p>6. Public buildings and uses.</p> <p>7. Professional offices by special permit. (Article V, Section 503.1)</p> <p>8. Day Care Centers licensed and approved by the State of New York (6-4-85)</p>	<p>1. Customary home occupation with no external evidence of such occupation and is limited to members of the immediate family and one (1) non-resident employee and to 15% or 500 square feet, whichever is less, of the gross living area of the D.U. (Article V, Section 503.6)</p> <p>2. Deleted</p> <p>3. Storage and parking of not more than a total of two (2) unoccupied and unregistered motor vehicles, motor homes, travel trailers, or boats is allowed on any property at least sixty (60) feet behind the highway right-of-way.</p> <p>4. Customary incidental accessory buildings & uses not conducted as a business. i.e., private garage, tool house, swimming pool.</p> <p>5. Roadside stands</p> <p>a. Temporary stands for agricultural product sales produced primarily on the premises may operate between May 1 and Dec. 31.</p> <p>b. Minimum setback 15'.</p> <p>c. Minimum of 3 off-street parking spaces required.</p> <p>6. Wind Turbines via site plan approval & special permit. (Article V, Section 503.10)</p>	One Principal Building	20,000 sq. ft.	125' for one-family D.U.	30'	15'	25'	Not permitted in Front Yard	15'	15'	30%	35'	16'	750' sq. ft. per D.U.	<p><u>One space for:</u></p> <p>1. Each 2 employees in a school.</p> <p>2. Each 3 seats in a church or place of worship.</p> <p><u>Two spaces for:</u></p> <p>3. Each family in a D.U.</p> <p>4. Customers patronizing a home occupation.</p> <p><u>Other:</u></p> <p>5. Parks and recreation areas as determined by site plan review.</p> <p>See Article V, Section 505</p>	Two off-street spaces for all non-residential uses.	Required for all non-residential uses and buildings See Article V, Section 502	<p>1. One announcement or professional sign not to exceed two sq. ft. in area may be erected in conjunction with a home occupation.</p> <p>2. One sign 6 sq. ft. maximum announcing for sale or rent of real property or any part thereof upon which said sign is located.</p> <p>3. One sign or announcement for each church, institution, recreational or other public use not to exceed 16 sq. ft.</p> <p>4. One temporary real estate development sign not to exceed 36 sq. ft. directing attention to the opening of a new subdivision. Such sign shall require a permit issued by the enforcement officer. Said permit shall be issued for a period of 12 months and may be renewed.</p> <p>5. Directional or informational signs not to exceed 2 sq. ft. not illuminated, for the purpose of stating the name or location of a town, hospital, community center, church, school or the name or place of meeting of an official or civic body such as "Lions" Club. No advertising is permitted on such signs.</p> <p>6. No sign shall be located closer than 8' to any lot line.</p> <p>7. Maximum height 8'.</p> <p>8. Roof signs not permitted in residential districts.</p> <p>9. Advertising and business signs not permitted in residential districts.</p>	<p>I-1. VISIBILITY AT INTERSECTIONS On corner lots, clear vision shall be maintained within that triangular area formed by the intersecting street lines and a straight line at points which are 20' distant from the points of intersection measured along said street lines. In such area no shrubbery, fence or other obstruction shall be permitted higher than 3' from the accepted street grade, nor shall branches or foliage of trees be permitted less than 10' from the ground.</p> <p>I-2. TRACTOR TRAILER PARKING Overnight parking of tractor-trailers or trucks of a gross vehicle weight of 10,000 lbs or more on either public highways or private property is prohibited, except the registered owner of such tractor-trailer or truck may park not more than two (2) such vehicles on property which is his/her principal residence or on adjacent property with the consent of the owner of such adjacent property. For purposes of this section, such tractor-trailer or truck may be registered to (1) a corporation of which the property resident is the majority owner of the stock of said corporation, or (2) a limited liability company of which the resident is a member of said company owning a majority interest therein.</p> <p>I-3. HEIGHT EXCEPTIONS A. The limitations of height shall not apply to chimneys, ventilators, skylights, aerials & other necessary features usually carried above roofs, nor to towers or spires of churches or other buildings if such features are in no way used for living purposes. B. Principal non-residential structures may be erected to a height greater than 35' provided that front, side, and rear yards shall be increased by 2' for each 1' by which such building exceeds the 35' height limitation.</p> <p>I-4. LOT WIDTH & AREA EXCEPTIONS Lot widths and lot area may be reduced by 33% where connections are installed to a public sewer system approved by the Broome County Health Dept.</p> <p>I-5. CORNER LOTS Where side property lines are also street lines, no principal building shall be erected closer than 20' from such property or street lines.</p> <p>I-6. SIDE YARD ENCROACHMENTS Cornices, eaves, gutters, chimneys and bay/bow windows extending not more than 2' from the building line are permitted.</p> <p>I-7. WIND TURBINES For setback requirements from side & rear property lines & structures, See Article V, Section 503.10</p>