

SCHEDULE OF REGULATIONS FOR ZONING DISTRICTS
TOWN OF KIRKWOOD
RESIDENCE (R-1), AGRICULTURAL/RURAL RESIDENCE (A/R-R), RESIDENCE MULTI (R-M)
ATTACHMENT II

Updated Sept. 2009

PERMITTED USES (D.U. = DWELLING UNIT)		MAX. DENSITY PERMITTED	MINIMUM LOT REQUIRED		MINIMUM YARD REQUIRED						MAXIMUM LOT COVER-AGE BY BUILD-INGS	MAXIMUM BUILDING HEIGHT		MINI-MUM GROSS 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						
PRINCIPAL	ACCESSORY		AREA	WIDTH	FRONT	EACH SIDE	REAR	FRONT	EACH SIDE	REAR									
R-1 1. All uses enumerated in the "R" District. 2. Agriculture	1. All uses enumerated in "R" District. 2. Accessory buildings for agriculture. See Remarks II-2	One Principal Building	1 Acre	Same as "R" District above.	50'	20'	25'	Not permitted in front yard	15'	15'	30%	35'	16'	750 sq. ft. per D.U.	Same as "R" District above See Article V, Section 505	Same as "R" District above	Same as "R" District above	Same as "R" District above	II-1. Remarks I-1 through I-6 above shall apply within this "R-1" district.
		One Principal Building	2 Acres	200'															
A/R-R 1. All uses enumerated in the "R-1" District. 2. Veterinarian hospitals. 3. Cemetery & incidental buildings. 4. Mobile home subject to the provisions of "The Mobile Home Trailer Ordinance" and requirements of the Broome County Dept. of Health. 5. Nursing homes. Subject to a Special Permit Article V, Section 503.3.	1. All uses enumerated in "R-1" District. 2. Farm buildings and structures customarily incidental to agricultural uses. See Remark II-2B	One Principal Building	2 Acres	200'										Same as "R" District above plus: <u>One Space for:</u> 1. Each 100 sq. ft. in a professional office. <u>Two spaces for:</u> 2. Each rental room in boarding, rooming, and tourist homes. 3. Each bed in a hospital or nursing home. See Article V, Section 505	1. Same as "R" District. 2. Loading space for multi-family D.U. & complex as determined by the Planning Board in site plan review.	Required for all uses and buildings See Article V, Section 502	1. Same as "R" District above. 2. One sign, maximum size 8 sq. ft. at each entrance to a multi-family complex indicating the complex name.	II-4. Remarks I-1 through I-3, I-5, & I-6 above shall apply within this "R-M" district.	
		See Site Plan Review	12,000 sq. ft. minimum plus 3,500 sq. ft. for each D.U. beyond two See Remark II-5	80'	See Remark II-5	35'	See Remark II-6	15'	See Remark II-6	35'	See Remark II-6	15'	15'					35%	Multi-Family D.U. 45' Others 35' Same as "R" District
R-M 1. All uses enumerated in the "R" District subject to all specifications & requirements for such use in the "R" District. 2. Multiple family dwellings. 3. Boarding homes, rooming & tourist homes. 4. Nursing homes, hospitals, medical arts buildings for professional offices. Subject to a Special Permit Article V, Section 503.3	All uses enumerated in "R" District, except wind turbines.	See Site Plan Review	2,000 sq. ft.	20'	35'	0	See Remarks II-7, II-8, II-9	35'			See Site Plan	35'	35'						II-7. Corner lot requires 15' side yard.
		See Section 502 & Site Plan Review See Remark II-10	2,000 sq. ft.	20'	35'	0	See Remarks II-7, II-8, II-9	35'				See Site Plan	35'						35'