

**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		FRONT	REAR						
R-1 1. All uses enumerated in the "R" District. 2. Agriculture See Remarks II-2	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	II-1. Remarks I-1 through I-6 above shall apply within this "R-1" district.	
		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 bed in a nursing home. 3. Each family in a D.U. 4. Customers patronizing a home occupation. See Article V, Section 505			II-2. Accessory buildings (farm) shall not be located closer than 100' to any "R" or "R-M" district. A. Farm buildings, structures as part of an agricultural operation may be erected to a height of fifty (50) feet. B. No unoccupied mobile home shall hereafter be parked or otherwise placed within the Town of Kirkwood outside a licensed mobile home park. II-3. Remarks I-1 through I-6, II-1 & II-2 above shall apply within this "A/R-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	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	16'	Same as "R" District above plus: <u>One Space for:</u> 1. Each 100 sq. ft. in a professional office. 2. Each rental room in boarding, rooming, and tourist homes. <u>Two spaces for:</u> 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. II-5. Lot widths may be reduced to 70' and lot area reduced by 33% where connections are installed to a public sewer system, approved by the Broome County Health Department. II-6. Required Yards. A. One and two-family D.U. as specified in "R" District. B. Non-residential uses as specified in "R" District.	
		5. Town Houses See Remark II-11	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'			Same as in Principal use								