

**SCHEDULE OF REGULATIONS FOR ZONING DISTRICTS
TOWN OF KIRKWOOD
BUSINESS 1 (B-1)
ATTACHMENT III**

Updated July 2008

PERMITTED USES		MAX. DENSITY PERMITTED	MINIMUM LOT REQUIRED		MINIMUM YARD REQUIRED						MAXIMUM LOT COVER-AGE BY BUILDINGS	MAXIMUM BUILDING HEIGHT		MINIMUM 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									
<p>1. Multiple family dwellings unit subject to the requirements of the "R-M" District.</p> <p>2. Retail & service stores (i.e.: food, variety, barber shop, beauty shop, laundry, dry cleaning) and similar uses to provide retail and personal service for the immediate neighborhood.</p> <p>3. Business & professional office.</p> <p>4. Lodges or fraternal organizations.</p> <p>5. Restaurants or lunch counters.</p> <p>6. Gasoline service stations provided:</p> <p style="margin-left: 20px;">A. No gasoline service station lot shall be located within 250' from any lot or parcel occupied by a public or private school, hospital, library, church, nursing home.</p> <p style="margin-left: 20px;">B. Pumps, lubricating, or other devices shall be located at least twenty feet from any street or highway right of way.</p> <p style="margin-left: 20px;">C. No gasoline service station shall be located on a lot of an area less than 20,000 sq. ft. and shall have a contiguous street frontage of not less than 150'.</p> <p style="margin-left: 20px;">D. No gasoline service station building shall be located closer than 10' to any side or rear lot line.</p> <p>7. Funeral parlors.</p> <p>8. Boarding and tourist homes.</p> <p>9. Hospital and nursing homes.</p> <p>10. Public Buildings.</p> <p>11. Banks.</p> <p>12. Self-Service Storage Facility (Exceptions: Not permitted in Aquifer Protection District).</p>	<p>1. Accessory buildings & uses as permitted from the "R-M" District.</p> <p>2. Accessory uses as customary for the principal uses.</p> <p>3. Storage and parking of not more than one unregistered motor vehicle for every enclosed bay in a gasoline service station.</p>	<p>More than one (1) principal building may be permitted after Site Plan Review per Article V, Section 502</p>	<p>7,500 sq. ft.</p>	<p>150' 80' with public sewer</p>	<p>30'</p>	<p>10'</p>	<p>20'</p>	<p>Not permitted in front yard</p>	<p>10'</p>	<p>10'</p>	<p>40%</p>	<p>35'</p>	<p>Not to exceed main structure</p>	<p><u>One Space for:</u></p> <p>1. Each 100 sq. ft. in a professional office, funeral home, retail or service establishment, restaurant, lunch counter, bar, lodge, or fraternal organization.</p> <p>2. Each 200 sq. ft. in a public building, bank, office, clinic, or laboratory.</p> <p>3. Each rental room in boarding, rooming, and tourist homes.</p> <p><u>Two Spaces for:</u></p> <p>4. Each bed in a hospital or nursing home.</p> <p>5. Each family in a D.U.</p> <p>6. Customers patronizing a home occupation.</p> <p><u>Other:</u></p> <p>7. See accessory permitted use #3 on this page.</p> <p>See Article V, Section 505</p>	<p>Reasonable off street space as determined by the Planning Board on site plan review.</p> <p>See Article V, Section 505</p>	<p>1. Required for all uses and structures.</p> <p>See Article V, Section 502</p> <p>2. Exception nonconforming one family dwellings.</p>	<p>1. Business & advertising signs.</p> <p>Subject to Article V, Section 504.</p> <p>A. BUSINESS SIGN AREA:</p> <p>150 sq. ft. permitted for lots with 60' frontage or less. 10 sq. ft. permitted for each foot of frontage in excess of 60'. Maximum sign area 200 sq. ft.</p> <p>B. DIRECTIONAL USES:</p> <p>Maximum size 2 sq. ft.</p> <p>C. GENERAL:</p> <p>See Article V, Section 504.</p>	<p>III-1. Where lots are bound on one or more sides by railroad property, no yard setback is required on such side.</p> <p>III-2. No minimum side yard for firewalled structures.</p> <p>III-3. Side and rear yards abutting a residence or agriculture district require a 50' side or rear yard plus a required screening.</p> <p>III-4. Remark II-4 shall apply to this "B-1" District.</p>	