

**SCHEDULE OF REGULATIONS FOR ZONING DISTRICTS
TOWN OF KIRKWOOD**

**BUSINESS 2 (B-2), INDUSTRIAL DEVELOPMENT (I-D), INDUSTRIAL DEVELOPMENT – RECYCLING (ID-R)
ATTACHMENT IV**

Updated 12-27-11

PERMITTED USES		MAX. DENSITY PERMITTED	MINIMUM LOT REQUIRED		MINIMUM YARD REQUIRED						MAXIMUM LOT COVERAGE 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				PRINCIPAL	ACCESSORY						
PRINCIPAL	ACCESSORY		AREA	WIDTH	FRONT	EACH SIDE	REAR	FRONT	EACH SIDE	REAR									
BUSINESS 2 (B-2) 1. All non-residential uses permitted in the "B-1" District. 2. Hotel and motel. 3. Auto repair and garage establishment. 4. Theater. 5. Bowling alleys. 6. Trailer sales. 7. Wholesale establishments. 8. Farm supply & implement sales. 9. Gardens, nurseries, green houses. 10. Food processing (Exception: slaughter houses) provided the use shall not be noxious or injurious to adjacent property. 11. Mfg. as incidental to articles sold on the premises, or performing a service for local residents. 12. Banks. 13. (Deleted 6-1-04). 14. Self-Service Storage Facility (Exception: Not permitted in Aquifer Protection District). 15. Truckstop Facility. 16. Machine Shops. 17. Temporary storage of new in-transit Modular & Mobile Homes. 18. Heavy Rigging Operations. 19. Sales, service & repair of construction equipment. 20. Sales, service & repair of fixtures or equipment for any of the above permitted uses. 21. Rental or leasing of any of the above permitted uses.		1. Accessory buildings & uses related to the principal use of the property. 2. Storage and parking of not more than one unregistered motor vehicle for every enclosed bay in an auto repair and garage establishment.	More than one (1) principal building may be permitted after Site Plan Review per Article V, Section 502	7,500 sq. ft.	150' OR 80' with public sewer	30'	10'	20'	Not permitted in front yard	10'	10'	40%	35'	Not to exceed main structure	Same as "B-1" District plus: <u>One space for:</u> 1. Each rental room in a hotel, motel, boarding house, or tourist home. 2. Each 100 sq. ft. in a professional office, funeral home, retail or service establishment, restaurant, lunch counter, bar, lodge, or fraternal organization. 3. Each 200 sq. ft. in a pub. bldg, bank, office, clinic, or laboratory. 4. Each 250 sq. ft. in a manufacturing, processing, fabrication, or repair facility. 5. Each 5,000 sq. ft. of gross floor area, + 1 sp for every 2 employees working at the premises on a max. work shift + 1 space for every motor vehicle used directly in the business in a wholesale or warehouse establishment. See Article V, Section 505	Same as "B-1" District.	Required for all uses and structures See Article V, Section 502	Same as "B-1" District.	
INDUSTRIAL DEVELOPMENT (I-D) 1. Any manufacturing, processing, fabricating, or service establishments provided such use shall operate within the limits specified in Article V, Section 501. 2. Offices & administration centers, food preparation and dispensing unit for employees. 3. Warehouse. 4. Truck terminal. 5. Construction equipment yard. 6. Wholesale auto auctions. 7. Child Day Care Centers, licensed by the State of New York		1. Accessory building and uses related to the principal use of the property. 2. Outdoor storage suitably screened.		15,000 sq. ft.	150' OR 100' with public sewer	10'	20'	20'		20'	20'		45'		<u>One space for:</u> 1. Each 200 sq. ft. in a public building, bank, office, clinic, or lab. 2. Each 250 sq. ft. in a manufacturing, processing, fabrication, or repair facility. 3. Same as No. 5, B-2 District above. See Article V, Section 505		1. No signs, billboard or other advertising display except: A. Identification sign advertising products manufactured or sold on premises, maximum area 200 sq. ft. B. Necessary directional signs for safety.	IV-1. Remarks III-1, III-2, & III-4 above shall apply to these "I-D" & "ID-R" districts. IV-2. Side and rear yards abutting a residence or agricultural district require a 30' side or rear yard plus a required screening.	
INDUSTRIAL DEVELOPMENT – RECYCLING (ID-R) 1. Recyclables handling and recovery facilities issued a permit pursuant to Local Law #6-1989. 2. All uses permitted in the "I-D" District.		Accessory building and uses related to the principal use of the property.													Same as "I-D" District above plus: <u>1.5 spaces for:</u> 1. Each employee in a recycling facility. See Article V, Section 505			IV-3. A Scrap metal processing special use permit is required from the Zoning Board of Appeals (See section 503.12)	