

**SCHEDULE OF REGULATIONS FOR ZONING DISTRICTS
TOWN OF KIRKWOOD
PLANNED UNIT DEVELOPMENT (PUD)
ATTACHMENT V**

Updated July 2008

PERMITTED USES (D.U. = DWELLING UNIT)		MAX. DENSITY PERMITTED	MINIMUM 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'Wx7.5'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									
<u>RESIDENTIAL</u> 1. One and two-family D.U. 2. Multi-family D.U. 3. Professional residence offices 4. Religious institutions 5. Schools 6. Community center 7. Membership clubhouse 8. Nursing or convalescent home 9. Public parks and open recreation areas (i.e. golf courses, tennis, etc.)		1. Customary accessory uses. 2. Parking One family D.U. = 6 per Acre. Two family D.U. = 6 per Acre. Multi-family D.U. = 10 per Acre. Non-Residential = 20,000 sq. ft. of land	4 Acres	300'	25'	20' between buildings	20' between buildings		20' between buildings	20' between buildings	30% for one & two-family D.U. Other = 40%	As determined by the Town Board		One space for: 1. Each rental room in a hotel, motel, boarding house, or tourist home. 2. Each 2 employees in a school. 3. Each 3 seats in a church or place of worship. 4. Each 100 sq. ft. in a professional office, funeral home, retail or service establishment, restaurant, lunch counter, bar, lodge, or fraternal organization. 5. Each 200 sq. ft. in a public building, bank, office, clinic, or laboratory. Two spaces for: 6. Each bed in a hospital or nursing home. 7. Each family in a D.U. 8. Customers patronizing a home occupation. Other: 9. Parks and recreation areas as determined by site plan review. 10. Parking lots containing more than 100 cars shall be divided by planter divider strips to divide each 100 cars from driveways and parking areas to ensure traffic safety. 11. Minimum separation of ingress-egress on a street shall be 150'. Ingress to individual uses and parking areas shall be from a service road. 12. All parking areas shall be adequately lit. See Article V, Section 505	1. As required in "B-1" District. 2. Loading space located within 50' of a residential property shall be shielded by a wall, fence or other suitable material.	See Remarks V-1 Required for all uses See Article V, Section 502	See Article V, Section 504.2 and 504.4	V-1. Side and rear yards: 200' minimum shall be maintained when abutting residential districts. No side yard required for commercial buildings separated by a fire wall. V-2. "PUD" districts shall maintain the minimum performance standards per Article VI, Section 606. V-3. All "PUD" districts require district change of zone by the Town Board. V-4. Permitted residential uses: front yards, rear yards and side yards shall be so designed so that no building is closer than 20' to any other building, and no building is closer than 25' to any boundary line of the district or public street. V-5. To be submitted to the Town Planning Board and approved by the Town Board after review and recommendations in writing from the Building inspector and fire chief of the company assigned to give primary protection under the fire protection contract of the Town and the Highway Superintendent. V-6. Automobile salvage storage and dismantling facilities subject to Site Plan Review Standards Article V as well as all requirements listed in Article VI.	
<u>BUSINESS/COMMERCIAL</u> 1. Retail stores, restaurants 2. Business offices 3. Hotels, motels 4. Religious institutions 5. Community centers and government buildings 6. Indoor recreation 7. Personal services 8. Gasoline service stations		1. Enclosed accessory uses 2. Parking 3. Signs Non-Residential = 20,000 sq. ft. of land	8 Acres	350'	50'	15'	25'		15'	25'	40%	As determined by the Town Board See Remarks V-5						See Article V, Section 504.3 & 504.4	
<u>AUTOMOBILE SALVAGE</u> 1. Automobile salvage, storage and dismantling facilities. 2. Auto parts sales 3. All uses permitted in commercial planned development district.																	See Remarks V-1 & V-6. Required for all uses. See Article V, Section 502.		