

**SCHEDULE OF REGULATIONS FOR ZONING DISTRICTS
TOWN OF KIRKWOOD
PLANNED UNIT DEVELOPMENT (PUD) – CON'T.
ATTACHMENT VI**

Updated 4-5-11

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'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									
<p>INDUSTRIAL</p> <ol style="list-style-type: none"> Manufacturing Industries Machinery and equipment sales Warehouse Wholesale uses Public Utilities Service and repair Trucking and freight terminal Industrial process & service Garage for repair of automotive equipment 	<ol style="list-style-type: none"> Customary accessory uses Parking Signs 		10 Acres	300' Lot Depth = 200'	50'	25'	25'		25'	25'	50%	As determined by the Town Board See Remarks V-5		<p><u>One space for:</u></p> <ol style="list-style-type: none"> Each 100 sq. ft. in a professional office, funeral home, retail or service establishment, restaurant, lunch counter, bar, lodge, or fraternal organization. Each 200 sq. ft. in a public building, bank, office, clinic, or laboratory. Each 250 sq. ft. in a manufacturing, processing, fabrication, or repair facility. Each 5,000 sq. ft. of gross floor area, + 1 space for every 2 employees working at the premises on the maximum work shift + 1 space for every motor vehicle used directly in the business in a wholesale or warehouse establishment. <p><u>Other:</u></p> <ol style="list-style-type: none"> 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. Minimum separation of ingress-egress on a street shall be 150'. Ingress to individual uses and parking areas shall be from a service road. All parking areas shall be adequately lit. <p>See Article V, Section 505</p>	<ol style="list-style-type: none"> As required in "B-1" District. Loading space located within 50' of a residential property shall be shielded by a wall, fence or other suitable material. 	See Remark V-1 Required for all uses. See Article V, Section 502	1. See Article V, Section 504.3 & 504.4		
<p>MOBILE/ MANUFACTURED HOME PARKS</p> <ol style="list-style-type: none"> Mobile homes on rented mobile home stands Park rental offices Single family dwellings meeting the standards of "R" District Churches, other places of worship; church parish, convents and schools; public elementary, secondary, nursery and parochial schools, public parks and open recreation not conducted for profit. 	<ol style="list-style-type: none"> Garages and accessory buildings must meet "R" District requirements Signs 	6,000 sq. ft. per trailer unit See Remarks VI-2 & VI-3	10 Acres	40' District = 300' frontage on a public road	<ol style="list-style-type: none"> 30' from adjacent mobile home in any direction. 20' from nearest edge of any park roadway. 100' from public street or highway (50' if screened) 	Not permitted in front yards	20'	20'	40%	35'	30'		<p><u>One space for:</u></p> <ol style="list-style-type: none"> Each 2 employees in a school. Each 3 seats in a church or place of worship. <p><u>Two spaces for:</u></p> <ol style="list-style-type: none"> Each family in a mobile home or D.U. <p><u>Other:</u></p> <ol style="list-style-type: none"> Parks and recreation areas as determined by site plan review. As required for non-mobile home uses enumerated in "R" District. <p>See Article V, Section 505</p>	<ol style="list-style-type: none"> One sign, maximum 32 sq. ft. at each entrance to a park located at the public road indicating the mobile home park name. 	See Remarks V-1, V-2, & V-3 Required for all uses. See Article V, Section 502	<ol style="list-style-type: none"> One sign, maximum 32 sq. ft. at each entrance to a park located at the public road indicating the mobile home park name. Each mobile home 18' or more in width requires a minimum lot size of 8,000 square feet. No mobile home shall be located nearer than 50' from a park property line. <p>VI-1. Permitted uses must conform to "Mobile Home Trailer Ordinance" Section 201, 501 through 511. VI-2. Common Open Space: In addition to the required lot area, 10% of the gross park area shall be developed and maintained as common open space for recreation with facilities. VI-3. A reduction to 5,000 square feet for mobile home parks providing all utilities are underground. VI-4. Remarks V-1, V-3, & V-5 shall apply in this district.</p>			
<p>RECREATION – PRD</p> <ol style="list-style-type: none"> Golf courses Ski areas Parks Amusement park Golf driving range, putting courses Camp grounds Other outdoor recreational uses found appropriate by the Town Board 	<ol style="list-style-type: none"> All uses customarily accessory to such uses. Signs 		4 Acres	300'	75'	100'	100'							<ol style="list-style-type: none"> Parks and recreation areas as determined by site plan review. <p>See Article V, Section 505</p>	See Remark V-1 Required for all uses. See Article V, Section 502	1. See Article V, Section 504.3 & 504.4			

