SCHEDULE I – AREA & YARD REQUIREMENTS
TOWN OF MIDDLEBURY, WYOMING COUNTY, NEW YORK

ZONE DISTRICT		*Permitted Uses *Permitted — Special Use Permit Only	Minimum Lot Size Area S.F./Acre	Minimum Lot Width Feet	Minimum Lot Depth Feet		Princ	um Set ipal Blo Side One		Maximum Building Height Principal Bldg. Feet	Maximum Building Coverage on Lot Percentage		
A	Article XI	Farms – All Bldgs.	10 Acres	400	600	[1]	75	50	100	50	25	35	10
AGRICULTURAL	Section	Single Family – Non-Farm Dwelling [5]	2 Acres	200	175	[1]	50	20	40	25	25	35	30
		Stables or Riding Academies	10 Acres	400	600	[1]	75	50	100	50	25	35	10
	1101	*Essential Services	[6]	[6]	[6]	[1]	75	20	40	20	20	35	10
	1103	*Home Professional Occupations	2 Acres	200	175	[1]	50	20	40	25	25	35	30
	1104	*Excavations Operations	10 Acres	400	600	100	75	50	100	50	50	35	5
	1105	*Private Air Strips	10 Acres	400	600	[1]	75	50	100	50	25	35	10
	1106	*Camping Grounds	10 Acres	200	600	100	75	50	100	50	25	35	5
	1107	*Not-For-Profit, Pub, Semi-Pub, Uses/Bldg.	2 Acres	250	275	[1]	75	50	100	50	25	35	25
	1108	*Kennels	5 Acres	400	600	[1]	100	50	100	50	50 [7]	35	25
	1109	*Rooming House (Boarding House)	2 Acres	200	175	[1]	50	20	40	25	25	35	30
	1112	*Multiple Family Developments	10 Acres	[8]	[8]	[1]	75	· 75	100	75	50	35	30
1	1115	*Wind Energy Conversion Device/Facility	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]
	1116	*Commercial Communication Tower	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]
	1117	*Junkyards	50 Acres	400	600	100	75	50	100	50	25 [9]	35	20
	1118	*Commercial Recreation	5 Acres	300	400	[1]	75	50	100	50	25	35	10
	1119	*Bed & Breakfast	2 Acres	200	175	[1]	50	20	40	25	25	35	30
	1121	*Cluster Residential Development	10 Acres	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]
	1123	*Home Occupation Major	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]
	1122	*Home Based Business	5 Acres	200	175	[1]	50	20	40	25	25 [10]	35	25
	1124	*Parking of a Recreational Vehicle	2 Acres	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]

R-R - RURAL	Article XI	Farms – All Bldgs.	10 Acres	400	600	[1]	100	100	200	50	25	35	10
RESIDENTIAL	Section	Single Family [5]	2 Acres	200	175	[1]	50	20	40	25	25	35	30
		Two Family	3 Acres	150	160	[1]	30	15	30	20	15	35	35
	1101	*Essential Services	[6]	[6]	[6]	[1]	75	50	100	50	25	35	10
	1103	*Home Professional Occupations	2 Acres	200	175	[1]	50	20	40	25	25	35	30
	1107	*Not-For-Profit, Public, Semi-Public	2 Acres	250	275	[1]	75	50	100	50	25	35	25
	1109	*Rooming Houses (Boarding Houses)	2 Acres	200	175	[1]	50	20	40	25	25	35	30
	1112	*Multiple Family Developments	10 Acres	100	100	[1]	75	75		75	50	35	30
	1121	*Cluster Residential Development [4]	16,000	80	150	[1]	30	10	20	20	10	35	40
	1120	*Raise Fur Bearing Animals/Swine/Poultry	< 10 Acres	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]
	1119	*Bed & Breakfast	2 Acres	200	175	[1]	50	20	40	25	25	35	30
	1124	*Parking of a Recreational Vehicle	2 Acres	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]
B - BUSINESS	Article XI	Retail and Services [2]	20,000	100	150	[1]	20	10	20	15	10	35	40
	Section									1.5			70
	1101	*Essential Services	[6]	[6]	[6]	[1]	75	50	100	50	25	35	20
	1102	*Motor Veh Service & Public Garages	30,000	100	150	[1]	50	25	50	50	25	35	30
	1107	*Not-For-Profit, Public, Semi-Public	2 Acres	250	275	[1]	75	50	100	50	25	35	25
	1124	*Parking of a Recreational Vehicle	2 Acres	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	
I - INDUSTRIAL (RESERVED)	Article XI	Light Industrial Uses [3]	40,000	150	200	[1]	30	30	60	30	30	35	[8] 50
	Section		,			1.1		50	00	J.U	30	ر د	100
	1101	*Essential Services	[6]	[6]	[6]	[1]	75	50	100	50	25	35	30
	1102	*Motor Veh Services & Public Garages	30,000	100	150	[1]	50	25	50	50	25	35	30
	1107	*Not-For-Profit, Public, Semi-Public	2 Acres	250	275	[1]	75	50	100	50	25	35	
	1124	*Parking of a Recreational Vehicle	2 Acres	[8]	[8]	[8]	[8]	[8]	[8]	[8]			25
M-H- MOBILE		Mobile Manufactured Homes (in parks)	9,600	80	100	20	15	12	101 30	15	[8]	[8]	[8]
MANUFACTURED		(par)	,,,,,,,,		100	20	17	12.	טכ	13	12	20	20
HOME PARK													
(RESERVED)													

- On roads with a R-O-W of sixty-six (66) feet or more, the minimum setbacks shall be fifty (50) feet; on road with a R-O-W of less than sixty-six (66) feet, the minimum setback shall be seventy-five (75) feet.
- [2] No commercial or business structures shall be located within fifty (50) feet of a Rural Residential District.
- [3] No industrial structure shall be located within one hundred (100) feet of a Rural Residential District.
- 4] Refer to page-1121 for specific-requirements-regulating Cluster-Residential-Developments.
- [5] Includes mobile manufacturer-homes on individual lots.
- Due to the nature of the use, minimum lot width and depth shall be determined by the Town Board with a recommendation from the Planning Board.
- [7] Any "Accessory Building" housing dogs must be a minimum of 100 feet from any property line.
- [8] See relative sections under "Regulations Governing Special Permit Uses" contained in Article XI.
- [9] No junk vehicle can be stored within 100 feet of any property line.
- [10] No business storage within 50 feet of any property line.