

APPENDIX

Village of Port Dickinson
 SCHEDULE OF ZONING REGULATIONS
 Attachment I, R, and RM Residential Districts
 Broome County Planning - July 1974

DISTRICT	PERMITTED USES		DENSITY PERMITTED	LOT REQUIRED		YARD REQUIRED						MAXIMUM COVERAGE OF BUILDING ON LOT (percent)	MAXIMUM BUILDING HEIGHT		MINIMUM GROSS FLOOR AREA (square feet)	REQUIRED OFF-STREET PARKING (1 space = 10 x 20 ft.)	REQUIRED OFF-STREET LOADING (1 space = 12 x 40 x 14 ft.)	SITE PLAN REVIEW REQUIRED	SIGNS	REMARKS							
	PRINCIPAL	ACCESSORY		AREA (square feet)	WIDTH (feet)	PRINCIPAL USE			ACCESSORY USE				PRINCIPAL	ACCESSORY (feet)													
						FRONT (feet)	EACH SIDE (feet)	REAR (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)																
RESIDENTIAL DISTRICTS	1. One-family dwellings	1. Two-car garage per family, located to rear of main building, unless as integral part of main structure. 2. Accessory structures incidental to principal use, not conducted as a business. 3. One accessory building per lot, except on lots with permitted public uses and by special permit. 4. Customary home occupation, not to occupy more than 1/3 on 1 floor area principal building. 5. One travel trailer per family (storage of trailer only). 6. Handicap Access Ramps regarding which the yard required (setbacks) shall not be applicable so long as the Building Inspector certifies that the ramp structure is designed and constructed out of approved materials with appropriate slope (rise), landings and handrails. Said structure shall be allowed to remain on the premises for so long as the handicapped person for which the structure is being constructed continues to reside at the premises, failing which the structure must be removed within thirty (30) days. The property owner must satisfy the Building Inspector every two years regarding the continued need for the use of such ramp and its structural condition.	One principal building per lot for one and two family dwelling unit	7,500 for one-family dwelling unit (see Remark No. 2)	50	25	6	30	Not permitted	5	5	35 (all buildings)	2 1/2 stories or 35 ft. in residential buildings (see Remark No. 1)	15	1,000 per dwelling unit	One space for: 1. Each dwelling unit 2. Each 5 seats in churches and other assembly places 3. Each 2 school employees 4. Each 200 square feet of gross floor area of public buildings Parks and recreation areas and uses - as determined by site plan	One space for: All nonresidential uses	All nonresidential uses (see Article IV, § 65-20)	(see Article IV, § 65-17) A. General: 1. One announcement or professional sign 2 square feet maximum in conjunction with home occupation 2. One sign 6 square feet maximum to announce for sale or rent, real property upon which sign is located 3. One sign for each church, institutional, recreational or other public use, 16 square feet maximum 4. One temporary real estate development sign, 36 square feet maximum directing attention to opening of new subdivision. Special permit required, issued for 12 months and may be renewed 5. Directional sign, 2 square feet maximum, not illuminated, for purpose of stating name or location of town, hospital, community center, church, school, etc. No advertising permitted on sign B. Yard, height: 1. No sign to be located closer than 8 feet to any lot line 2. Maximum height, 6 feet 3. Roof signs not permitted C. Advertising and business signs not permitted	1. The limitation of height shall not apply to chimneys, radio towers or aerials, ventilators, skylights, tanks and other necessary features usually carried above roofs, towers or spires of churches or other buildings 2. One-family dwelling permitted on lot of less than required area, subject to regulations included in this chapter 3. Front yard depth shall be not less than average of depth within block							
	2. Two-family dwellings			60	30	7	30	Total of both sides 15																			
	3. Places of worship and related buildings			9,000 for two-family dwelling	70 (See Remark No. 2 for new construction and new subdivision)																						
	4. Public and private schools																										
	5. Public parks, playgrounds and recreational areas operated not for gain																										
	6. Public libraries and hospitals																										
	7. Electrical distribution substations and other public utility structures, by special permit (see Article VI, § 65-30)																										
	8. Philanthropic or eleemosynary institutions other than a camp, by special permit																										
	9. Professional offices as defined in Article VI, § 65-32, by special permit																										
RM RESIDENTIAL DISTRICTS	1. All uses permitted in the R Districts subject to all provisions defined therein	1. All uses listed in R Districts 2. Accessory buildings and uses related and incidental to principal uses	Subject to site plan review	unit	For multi-dwellings	25	6	25	Not permitted	5	5	40	3 stories or 45 ft. (see Remark No. 5)	18	700 for multiple dwellings and mobile homes	Same as in R District plus: One space for: 1. Each dwelling unit 2. Each guest room in boarding home, hotel, motel or tourist home	Same as in R District	All nonresidential dwelling unit uses (see Article IV, § 65-20)	Same as in R District In addition: 1. Boarding, lodging, rooming or tourist house: One sign, 3 square feet maximum 2. Hotel or motel: One sign, 300 square feet maximum, located 25 feet minimum from street or highway right-of-way, 3 feet above ground, 10 feet from any lot line and 20 feet maximum height above ground	4. Remarks No. 1 and 2 shall apply also in RM District 5. Height limit may be increased 1 foot for each linear foot that each yard excepts the minimum required for principal use shown hereon, not to exceed capabilities of fire equipment of the village							
	2. Multiple dwellings with 3 or more dwelling units			6,000 plus 3,000 for each dwelling unit over 2																							
	3. Boarding, lodging, rooming or tourist houses																										
	4. Mobile homes, in mobile home parks only, subject to issuance of special permit (see Article VI, § 65-31)																										
	5. Hotels and motels (see site plan requirements)																										

Village of Port Dickinson

SCHEDULE OF ZONING REGULATIONS

Attachment II, C Commercial and I Industrial Districts

Broome County Planning — July 1974

1 D I S T R I C T	2 P E R M I T T E D U S E S		4 D E N S I T Y P E R M I T T E D	5 L O T R E Q U I R E D		7 Y A R D R E Q U I R E D						11 M A X I M U M C O V E R A G E O F B U I L D I N G O N L O T (percent)	13 M A X I M U M B U I L D I N G H E I G H T		15 M I N I M U M G R O S S F L O O R A R E A (square feet)	17 R E Q U I R E D O F F - S T R E E T P A R K I N G (1 space = 10 x 20 ft.)	18 R E Q U I R E D O F F - S T R E E T L O A D I N G (1 space = 12 x 40 x 14 ft.)	19 S I T E P L A N R E V I E W R E Q U I R E D	20 S I G N S	21 R E M A R K S
						8 P R I N C I P A L U S E			9 A C C E S S O R Y U S E				14 P R I N C I P A L	15 A C C E S S O R Y (feet)						
						6 A R E A (square feet)	6 W I D T H (feet)	7 F R O N T (feet)	8 E A C H S I D E (feet)	9 R E A R (feet)	10 F R O N T (feet)									
C O M M E R C I A L D I S T R I C T S	1. All multifamily residential uses specified in RM District subject to all regulations delineated therein 2. Retail stores and personal services (i.e., food, variety, barber and beauty shops, dry cleaning, laundry); fabrication related to the principal use, provided that no more than 20% of floor area is used (see Remark No. 7) 3. Banks, theaters, offices, restaurants, funeral parlors, boarding or rooming houses, tourist homes, public buildings, fraternal organizations and private clubs 4. Garages and filling stations, by special permit (see Article IV, § 65-16)	Accessory buildings and uses customary for commercial purposes, related and incidental to principal use	See site plan review	10,000	85	15 for existing structure	20 on side abutting residential districts	20 or 10% of lot depth	Not permitted	5 normally	5	40	35 ft. (see Remark No. 5)	25 (see Remark No. 5)	Same as in RM District Also one space for: 1. Each 100 square feet of gross floor area in retail stores and personal services 2. Each 300 square feet of gross floor area of business offices, professional offices, and banks 3. Retail business uses [Repealed 12-7-76 by L.L. No. 7-1976]	One space for each 5,000 square feet or fraction thereof	All multiple dwellings and all commercial uses (see Article IV, § 65-20)	Business and advertising signs subject to regulations defined in Article IV, § 65-17. 1. Business sign: 100 square feet maximum on 85 feet lot; area may be increased by 2½ square feet for each linear foot of lot frontage over 85 feet; maximum sign area, 150 square feet 2. Directional sign: 2 square feet maximum	6. Remarks No. 1, 3 and 5 shall apply also in the C District 7. Uses permitted, provided that any processing of goods on the premises is clearly related and incidental to a retail business conducted on the premises	
						25 for new commercial uses	15 when lot borders on residential district													
I N D U S T R I A L D I S T R I C T S	1. The following industrial uses: baking plant, coal, coke or lumberyard, laundry, veterinary hospital, motor vehicle repair shop, cold storage plant, creamery, dry cleaning plant, meat packing, wholesale storage and warehouse (see Remark No. 9) 2. Light manufacturing 3. Uses permitted by issuance of special permit: bottling works, monument works, ice manufacture, railroad yards, quarry, sand pit, gravel pit, top soil stripping (see Remark No. 9)	1. Accessory buildings and uses related and incidental to principal use 2. Outdoor storage suitably screened	See site plan review	20,000	100	25	10 normally	25 or 10% of lot depth	Not permitted, except guard-house or reception center	8 normally	8	40	3 stories or 45 ft. (see Remark No. 5)	30 (see Remark No. 5)	One space for: 1. Each 500 square feet of gross floor area for wholesale trade or warehousing 2. Each 200 square feet of gross floor area of industrial uses 3. Each new employee	Same as in C District	All uses	Same as in C District (see Article IV, § 65-17)	8. Uses permitted by Board of Appeals (see Article VIII, § 65-39) 9. Permitted uses, provided that no use shall be allowed producing or emitting dust, smoke, odor, gas fumes, noise, vibration, or similar substances or conditions comparable in character	

Schedule of Zoning Regulations
Attachment III, PUD-Residential District

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
DISTRICT	PERMITTED USES		DENSITY PERMITTED	LOT REQUIRED		YARD REQUIRED						MAXIMUM COVERAGE OF BUILDING ON LOT (percent)	MAXIMUM BUILDING HEIGHT		MINIMUM GROSS FLOOR AREA (square feet)	REQUIRED OFF-STREET PARKING (1 space = 10 x 20 ft.)	REQUIRED OFF-STREET LOADING (1 space = 12 x 40 14 ft.)	SITE PLAN REVIEW	SIGNS	REMARKS
						PRINCIPAL USE			ACCESSORY USE				PRINCIPAL	ACCESSORY						
	PRINCIPAL	ACCESSORY		AREA (acres)	WIDTH (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)									
PUD PLANNED UNIT DEVELOPMENT	<p>The Planned Unit Development District (PUD) provides for the following permitted uses to be integrated, either separately or jointly, into a carefully considered, compatible and unified development plan:</p> <p>1. Residential (See below) 2. Commercial (Attachment IV) 3. Industrial (Attachment V) 4. Recreation (Attachment VI) 5. Community Service (Attachment VII)</p> <p>1. RESIDENTIAL: (a) One- and two-family dwelling units, subject to regulations in R District (b) Multiple dwelling units, subject to regulations in RM District (c) Home occupation (see regulations in R District)</p> <p>1. Customary accessory uses</p>		10 dwelling units for multiple dwellings	4	300 Depth: 200 ft.	25	6	30	Not permitted	5	5	See Remark No. 13(a)	15	See Remark No. 13(b)	As required in Article IV, §§ 65-14 and 65-15, and as determined by site plan review described in § 65-20	Required for all uses in PUD	Subject to § 65-17	<p>10. PUD Districts are subject to procedures and regulations set forth in Article XI.</p> <p>11. PUD Districts require district change of zone by the Village Board.</p> <p>12. Front, side and rear yards shall be so designed that no building, or any building housing more than 2 dwelling units, is closer than 20 feet to any other building.</p> <p>13. No building shall be closer than 25 feet to any district boundary or dedicated public street.</p> <p>(a) May be modified by site plan review process in accordance with § 65-20.</p> <p>(b) Refer to the Multiple Residence Law of New York State and the New York State Building Code.</p>		

Village of Port Dickinson
 SCHEDULE OF ZONING REGULATIONS
 Attachment IV. PUD—Commercial District

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
DISTRICT	PERMITTED USES		DENSITY PERMITTED	LOT REQUIRED		YARD REQUIRED						MAXIMUM COVERAGE OF BUILDING ON LOT (percent)	MAXIMUM BUILDING HEIGHT		MINIMUM GROSS FLOOR AREA (square feet)	REQUIRED OFF-STREET PARKING (1 space = 10 x 20 ft.)	REQUIRED OFF-STREET LOADING (1 space = 12' x 40' x 14 ft.)	SITE PLAN REVIEW	SIGNS	REMARKS
						PRINCIPAL USE			ACCESSORY USE				PRINCIPAL	ACCESSORY						
	PRINCIPAL	ACCESSORY		AREA (acres)	WIDTH (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)									
PUD PLANNED UNIT DEVELOPMENT	2. COMMERCIAL: (a) All nonresidential uses as in C District, subject to C District regulations	1. Customary accessory uses 2. Temporary structures allowed by special permit for a period of 90 days in any twelve-month period		4	250 Depth: 300 ft.	25	20	20	Not permitted	15 when lot abuts a residential district	5	40				← Same as on Attachment III →				

Village of Port Dickinson
 SCHEDULE OF ZONING REGULATIONS
 Attachment VA, PUD—Industrial District

DISTRICT	PERMITTED USES		DENSITY PERMITTED	LOT REQUIRED		YARD REQUIRED						MAXIMUM COVERAGE OF BUILDING ON LOT (percent)	MAXIMUM BUILDING HEIGHT		MINIMUM GROSS FLOOR AREA (square feet)	REQUIRED OFF-STREET PARKING (1 space = 10 x 20 ft.)	REQUIRED OFF-STREET LOADING (1 space = 12 x 40 x 14 ft.)	SITE PLAN REVIEW	SIGNS	REMARKS
				AREA (acres)	WIDTH (feet)	PRINCIPAL USE			ACCESSORY USE				PRINCIPAL	ACCESSORY (feet)						
	FRONT (feet)	EACH SIDE (feet)				REAR (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)											
PUD PLANNED UNIT DEVELOPMENT	3. INDUSTRIAL: (a) Any manufacturing, processing, fabricating, or service establishment, provided that such use shall operate within the limits specified in Remarks No. 14 through No. 26	1. Customary accessory uses 2. Temporary structures allowed by special permit for a period of 90 days in any twelve-month period		8	300 Depth: 200 ft.	40	30 when lot abuts on residential district	25	Not permitted except guard-house, or reception center	25 when lot abuts on residential district	8	40				Same as required on Attachment III				14. Standard methods of collection, measure and chemical analysis, or any method approved by the United States Bureau of Standards, shall be used in the application of these standards. 15. Noise. It shall be unlawful for any person to permit the emission of measurable noises, as measured at the individual property lines, to exceed 70 decibels during periods between 6:00 a.m. and 10:00 p.m. or 60 decibels during periods between 10:00 p.m. and 6:00 a.m. The sound level may exceed these established sound levels for a period not to exceed 6 minutes during any 60 minutes by not more than 7 decibels. 16. Odor. It shall be unlawful for any person to permit the emission of any odor that is unreasonably offensive as measured at the individual property lines. 17. Dust and dirt. It shall be unlawful for any person to permit or cause the escape of such quantities of soot, cinders or fly ash as to exceed 0.3 grains per cubic foot of flue gases at a stack temperature of 500 degrees F. when measured at the top of the stack. Other kinds of dust, dirt and other particulate matter shall not be in excess of 0.3 grains per cubic foot of air as measured at the top of the stack and corrected to standard conditions, provided that if the tip of the stack is 100 feet or more above the finished grade, the amount of particles of not more than 10 microns in size, if any, may be increased to an amount not in excess of 0.03 (H/1002) grains per cubic foot, corrected to standard conditions, where H is the height of the top of the stack above the finished grade. 18. Parking. Each land user must provide sufficient suitable on-site parking spaces to prevent any necessity for off-site parking as required by this chapter. 19. Vibration. It shall be unlawful for any person to permit or cause, as a result of normal operations, a vibration which creates a displacement of plus or minus 0.003 of 1 inch as measured at the property lines.

Village of Fort Dickinson
 SCHEDULE OF ZONING REGULATIONS
 Attachment VB, PUD—Industrial District

D I S T R I C T	PERMITTED USES		DENSITY PER- MITTED	LOT REQUIRED		YARD REQUIRED						MAXI- MUM COVER- AGE OF BUILDING ON LOT (percent)	MAXIMUM BUILDING HEIGHT		MINI- MUM GROSS FLOOR AREA (square feet)	REQUIRED OFF-STREET PARKING (1 space = 10 x 20 ft.)	REQUIRED OFF-STREET LOADING (1 space = 12 x 40 x 14 ft.)	SITE PLAN REVIEW	SIGNS	REMARKS
						PRINCIPAL USE			ACCESSORY USE				PRIN- CIPAL	ACCES- SORY (feet)						
	PRINCIPAL	ACCESSORY		AREA (acres)	WIDTH (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)									
P U D P L A N N E D U N I T D E V E L O P M E N T	3. INDUSTRIAL: (continued)																			<p>20. Noxious gases. It shall be unlawful for any person to permit the escape of such quantities of noxious acids, fumes or gases so as to affect the comfort or safety of any person or to cause or have a tendency to cause injury or damage to property, business or vegetation.</p> <p>21. Glare. It shall be unlawful for any person to carry on a process such that a continuous direct or sky-reflected glare, whether from floodlights or welding, or temperature process such as combustion or welding or other such high-intensity or brilliance, to be carried on at such a location as to cause glare or impair the vision of the driver of any motor vehicle.</p> <p>22. Radioactive materials. It shall be unlawful for any person to permit the emission of such quantities of radioactive materials, in any nature whatsoever, as to be unsafe under standards established by the United States Bureau of Standards.</p> <p>23. Fire and safety hazards. All buildings, operations, storage, waste disposal, etc., shall be in accordance with applicable provisions of the latest published edition of the Fire Prevention Code issued by the National Board of Fire Underwriters.</p> <p>24. Open storage. It shall be unlawful for any persons to permit the open storage of any material, scrap or waste without screening, such as a fence, hedge or other barrier at least 8 feet high, that makes the open storage invisible to persons passing, in a normal manner, any property line facing the public right-of-way. Location of said screening shall be subject to the front, side and rear yard restrictions; provided, however, that protective fencing, decorative planting, etc., shall not be subject to these restrictions.</p> <p>25. Smoke. It shall be unlawful for any person to permit the emission of any smoke from any source whatever, as measured at the individual property line, of a density greater than or equal to that density described as No. 2 on the Ringelmann Chart as published by the United States Bureau of Mines; provided, however, that the emission of smoke shall be unlawful if it is unreasonably offensive in terms of odor or noxious gases despite its apparent lack of density when measured by the Ringelmann Chart.</p> <p>26. Pollution of water. It shall be unlawful for any person to permit the pollution of surface water drainage or of groundwater in any manner that renders it less usable in quality and quantity for irrigation, swimming, drinking, visual attractiveness or whatever lawful uses made of water resources to persons downstream than such water's usefulness as it enters said person's property or area of operation.</p>

Village of Port Dickinson
 SCHEDULE OF ZONING REGULATIONS
 Attachment VI, PUD - Recreation District

1 D I S T R I C T	2 P E R M I T T E D U S E S		4 D E N S I T Y P E R M I T T E D	5 L O T R E Q U I R E D		7 Y A R D R E Q U I R E D						13 M A X I M U M C O V E R A G E O F B U I L D I N G O N L O T (percent)	14 M A X I M U M B U I L D I N G H E I G H T		16 M I N I M U M G R O S S F L O O R A R E A (square feet)	17 R E Q U I R E D O F - S T R E E T P A R K I N G (1 space = 10 x 20 ft.)	18 R E Q U I R E D O F - S T R E E T L O A D I N G (1 space = 12 x 40 x 14 ft.)	19 S I T E P L A N R E V I E W	20 S I G N S	21 R E M A R K S
				6 A R E A (acres)	6 W I D T H (feet)	8 P R I N C I P A L U S E			9 A C C E S S O R Y U S E				14 P R I N C I P A L (feet)	15 A C C E S S O R Y (feet)						
	7 F R O N T (feet)	8 E A C H S I D E (feet)				9 R E A R (feet)	10 F R O N T (feet)	11 E A C H S I D E (feet)	12 R E A R (feet)											
P U D P L A N N E D U N I T D E V E L O P M E N T	4. RECREATION: (a) Parks (b) Golf driving range and putting course (c) Ice-skating rink (d) Tennis courts (e) Athletic field (f) Other indoor/outdoor recreational uses found appropriate by the Village Board		1. Customary accessory uses	4	300	25	10	25	Not permitted	10	25	60			1 space for each 200 square feet of building area or 5 spaces for each employee, whichever is greater See Remark No. 14	Determined at site plan review		Limited to business signs only 1. 1 free-standing sign 2. 1 sign on a building See Remark No. 15	27. Evaluation of additional parking spaces as it relates to proposed use to be determined at preliminary site plan review 28. Signs identifying recreation area, providing total area of both signs shall not exceed 150 square feet, subject to site plan review. No advertising signs and no flashing or animated signs permitted	

Village of Port Dickinson
 SCHEDULE OF ZONING REGULATIONS
 Attachment VII, PUD—Community Service District

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
DISTRICT	PERMITTED USES		DENSITY PERMITTED	LOT REQUIRED		YARD REQUIRED						MAXIMUM COVER-AGE OF BUILDING ON LOT (percent)	MAXIMUM BUILDING HEIGHT		MINI-MUM GROSS FLOOR AREA	REQUIRED OFF-STREET PARKING (1 space = 10 x 20 ft.)	REQUIRED OFF-STREET LOADING (1 space = 12 x 40 x 14 ft.)	SITE PLAN REVIEW	SIGNS	REMARKS
						PRINCIPAL USE							PRIN- CIPAL	ACCE- SORY (feet)						
	PRINCIPAL	ACCESSORY		AREA (acres)	WIDTH (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)									
P U D P L A N N E D U N I T D E V E L O P M E N T	5. COMMUNITY SERVICE: (a) Schools (b) Churches (c) Professional offices (d) Community centers (e) Public buildings (f) Parks, public recreation (g) Neighborhood medical centers			3	300	30	10	25	Not permitted	15	25	40				Same as required on Attachment III			Subject to § 65-17	29. See Remarks No. 2, No. 3 and No. 4 30. No minimum side yard is required when exterior walls are constructed of noncombustible material.

Village of Port Dickinson
 SCHEDULE OF ZONING REGULATIONS
 Attachment VII, PUD — Community Service District

D I S T R I C T P U D P L A N N E D U N I T D E V E L O P M E N T E N T E R T A I N M E N T	PERMITTED USES		DENSITY PER- MITTED	LOT REQUIRED		YARD REQUIRED						MAXI- MUM COVER- AGE OF BUILD- ING ON LOT (percent)	MAXIMUM BUILDING HEIGHT		MINI- MUM GROSS FLOOR AREA	REQUIRED OFF-STREET PARKING (1 space = 10 x 30 ft)	REQUIRED OFF-STREET LOADING (1 space = 12 x 40 x 14 ft)	SITE PLAN REVIEW	SIGNS	REMARKS	
				AREA (acres)	WIDTH (feet)	PRINCIPAL USE			FRONT (feet)	EACH SIDE (feet)	REAR (feet)		FRONT (feet)	EACH SIDE (feet)							REAR (feet)
	FRONT (feet)	EACH SIDE (feet)				REAR (feet)															
	PUD-E 1. All uses permitted in PUD - Commer- cial and PUD - Industrial Districts	1. Customary accessory uses		3	300	30	10	25	Not permitted	15	25	40				SAME AS REQUIRED ON ATTACHMENT III			Subject to § 65-17	29. See Remarks No. 2, No. 3 and No. 4 30. No minimum side yard is required when exterior walls are constructed of noncombustible material. 31. Subject to Site Plan Review pursuant to § 65-20(A)(5); and Special Registration Use Permit pursuant to § 65-55A.	

(Additions in bold)
Revised 11/98

See new sheet

Village of Port Dickinson
 SCHEDULE OF ZONING REGULATIONS
 Attachment I, R and RM Residential Districts
 Broome County Planning — July 1974

D I S T R I C T	PERMITTED USES		DENSITY PERMITTED	LOT REQUIRED		YARD REQUIRED						MAXIMUM COVER-AGE OF BUILD-ING ON LOT (percent)	MAXI-MUM BUILD-ING HEIGHT		MINI-MUM GROSS FLOOR AREA (square feet)	REQUIRED OFF-STREET PARKING (1 space = 10 x 20 ft.)	REQUIRED OFF-STREET LOADING (1 space = 12 x 40 x 14 ft.)	SITE PLAN REVIEW RE-QUIRED	SIGNS	REMARKS
				AREA (square feet)	WIDTH (feet)	PRINCIPAL USE			ACCESSORY USE				PRIN-CIPAL	ACCES-SORY (feet)						
	FRONT (feet)	EACH SIDE (feet)				REAR (feet)	FRONT (feet)	EACH SIDE (feet)	REAR (feet)											
R	1. One-family dwellings 2. Two-family dwellings 3. Places of worship and related buildings 4. Public and private schools 5. Public parks, playgrounds and recreational areas operated not for gain 6. Public libraries and hospitals 7. Electrical distribution substations and other public utility structures, by special permit (See Article VI, § 65-30) 8. Philanthropic or eleemosynary institutions other than a camp, by special permit 9. Professional offices as defined in Article VI, § 65-32, by special permit	1. Two-car garage per family, located to rear of main building, unless as integral part of main structure 2. Accessory structures incidental to principal use, not conducted as a business 3. One accessory building per lot, except on lots with permitted public uses and by special permit 4. Customary home occupation, not to occupy more than 1/4 on 1 floor area principal building 5. One travel trailer per family (storage of trailer only)	One principal building per lot for one- and two-family dwelling unit	7,500 for one-family dwelling unit (see Remark No. 2)	50 (see Remark No. 2 for new construction and new subdivisions)	25 30 (see Remark No. 3)	6 7 Total of both sides 15	30 30	Not permitted	5 5 Must be located in rear 25% of lot	35 (all buildings)	2 1/2 stories or 35 ft. in residential buildings (see Remark No. 1)	15	1,000 per dwelling unit	One space for: 1. Each dwelling unit 2. Each 5 seats in churches and other assembly places 3. Each 2 school employees 4. Each 200 square feet of gross floor area of public buildings Parks and recreation areas and uses — as determined by site plan	One space for: All nonresidential uses	All nonresidential uses (see Article IV, § 65-20)	(See Article IV, § 65-17) A. General: 1. One announcement or professional sign 2 square feet maximum in conjunction with home occupation 2. One sign 6 square feet maximum to announce for sale or rent, real property upon which sign is located 3. One sign for each church, institutional, recreational or other public use, 16 square feet maximum 4. One temporary real estate development sign, 36 square feet maximum directing attention to opening of new subdivision. Special permit required, issued for 12 months and may be renewed 5. Directional sign, 2 square feet maximum, not illuminated, for purpose of stating name or location of town, hospital, community center, church, school, etc. No advertising permitted on sign B. Yard, height: 1. No sign to be located closer than 8 feet to any lot line 2. Maximum height, 8 feet 3. Roof signs not permitted C. Advertising and business signs not permitted	1. The limitation of height shall not apply to chimneys, radio towers or aerials, ventilators, skylights, tanks and other necessary features usually carried above roofs, to towers or spires of churches or other buildings 2. One-family dwelling on lot of less than required area, subject to regulations included in this chapter 3. Front yard depth shall not be less than average of depth within block	
RM	1. All uses permitted in the R Districts subject to all provisions defined therein 2. Multiple dwellings with 3 or more dwelling units 3. Boarding, lodging, rooming or tourist houses 4. Mobile homes, in mobile home parks only, subject to issuance of special permit (see Article VI, § 65-31) 5. Hotels and motels (see site plan requirements)	1. All uses listed in R Districts 2. Accessory buildings and uses related and incidental to principal uses	Subject to site plan review	6,000 plus 3,000 for each dwelling unit over 2	For multi-dwellings	25	6 Total of both sides 15	25	Not permitted	5 5	40	3 stories or 45 ft. (see Remark No. 5)	18	700 for multiple dwellings and mobile homes	Same as in R District plus: One space for: 1. Each dwelling unit 2. Each guest room in boarding and rooming home, hotel, motel or tourist home	Same as in R District	All nonresidential and multiple-dwelling unit uses (see Article IV, § 65-20)	Same as in R District In addition: 1. Boarding, lodging, rooming or tourist house: One sign, 3 square feet maximum 2. Hotel or motel: One sign, 300 square feet maximum, located 25 feet minimum from street or highway right-of-way, 3 feet above ground, 10 feet from any lot line and 20 feet maximum height above ground	4. Remarks No. 1 and 2 shall apply also in RM District 5. Height limit may be increased 1 foot for each linear foot that each yard excepts the minimum required for principal use shown hereon, not to exceed capabilities of fire equipment of the village	

DO NOT SEND THIS ONE