

Appendix C: Summary of Districts, Permitted Uses and Regulations

Zoning Regulations for the Town of Madrid, NY / 2008

DISTRICTS	PRINCIPAL PERMITTED USES (See Article III)	SPECIAL USES PERMITTED UPON ISSUANCE OF A PERMIT BY THE PLANNING BOARD ®	MINIMUM LOT SIZE		LOT COVER-AGE (Maximum percent)	BUILDING HEIGHT (Maximum)		YARD DIMENSIONS (Minimum in Feet)			OFF-STREET PARKING	
			Area in Sq. Ft.	Width in Feet		In Stories	In Feet	Front	Side	Rear		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Residential Hamlet (R-H) District												
	Existing farm											
	One-, two-family dwelling		15,000 *	100	25	2½	35	35	15	30	30	Dwelling Unit
			20,000 **	100								
			30,000 ***	150								
	Funeral Home ®		1 acre	150				35	20	40	40	400 S.F. Of Floor Space
	School, church, cemetery ®		1 acre	150				50	25	50	50	
	Public park, playground, golf course ®		1 acre	150				50	25	50	50	
	Public building or use ®		1 acre	150				50	25	50	50	
	Service fraternal organization, club or lodge ®		1 acre	150				50	25	50	50	
	Accessory building, use											
			15,000 *	100				35	15	30	30	
		Mobile home ®	20,000 **	100				35	15	30	30	Dwelling Unit
			30,000 ***	150				35	15	30	30	
		Conversion of existing residential structure by increasing or decreasing # of dwelling units ®	20,000 *	100								
			30,000 **	150	25	2½	35	35	20	40	40	Dwelling Unit
			40,000 ***	150								
		Home occupation ®										300 S.F. of H.O. Floor Space
		Public utility structure, use ®										

See Section 17-L

Notes:

- ® Site Plan Review required
- a) R.O.W.
- b) Shoreline
- * With public water and sewer
- ** With public water or sewer
- *** With neither public water nor sewer
- 1/ Adjoining, contiguous uses may be considered as one unit for area and yard dimension with the approval of the Planning Board

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			Area in Sq. Ft.	Width in Feet		In Stories	In Feet	Front	Side	Rear		One space per
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Residential-Agricultural (R-A) District												
	One-, two-family dwelling		30,000	150	25	2 1/2	35	50	25	50	50	Dwelling Unit
	Farm		200	200				50	25	50	50	Dwelling Unit
	School, church, cemetery ®		2 acres	200				50	25	50	50	400 S.F. Of Floor Space
	Public park, playground, golf course ®		2 acres	200				50	25	50	50	400 S.F. Of Floor Space
	Public building or use ®		2 acres					50	25	50	50	400 S.F. Of Floor Space
	Seasonal dwelling, camp ®		30,000	150	25	2 1/2	35	50	25	50	50	50
	Accessory building, use											
	Outdoor wood boilers											
		Mobile home ®	30,000	150				50	25	50	50	Dwelling Unit
		Commercial recreation ®	1 acre	200				60	25	50	50	400 S.F. Of Floor Space
		Drive-in restaurant ®	1 acre	200				60	25	50	50	400 S.F. Of Floor Space
		Commercial excavation ®										
		Livestock holding area, animal hospital, kennel, stable ®	2 acres	200				50	25	50	50	400 S.F. Of Floor Space
		Commercial logging®	2 acres	200				100	100	200	100	
		Refuse disposal area, lagoon, sanitary landfill ®						100	100	100	100	
		Home occupation ®										300 S.F. of H.O. Floor Space
		Roadside stand ®							200	400	200	
		Telecommunications tower ®										
		Public utility structure, use ®										

See Section 17-L

See Section 25

See Article VII

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			Area in Sq. Ft.	Width in Feet		In Stories	In Feet	Front (a./b.)	Side	Rear		One space per
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Commercial-Business (C-B) District												
	Existing one-, two-family dwelling	<u>1/</u>	15,000 * 20,000 ** 30,000 ***	100 100 150	25	2 1/2	35	35	15	30	30	Dwelling Unit
	Retail store, personal service shop		20,000	100	30	2 1/2	35	25	15	30	30	300
	Bank		20,000	100				25	15	30	30	S.F. of Retail Floor Space
	Hotel, motel		20,000	100				25	15	30	30	
	Tavern, restaurant		20,000	100				25	15	30	30	
	Business, professional office		20,000	100				25	15	30	30	
	Laundromat		20,000	100				25	15	30	30	
	Accessory building, use											
	Home occupation ®											300 S.F. of H.O. Floor Space
	Dwelling Unit ®		15,000 * 20,000 ** 30,000 ***	100 100 150	25	2 1/2	35	35	15	30	30	Dwelling Unit
	Public utility, structure, use ®											

See Section 17-L

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			Area in Sq. Ft.	Width in Feet		In Stories	In Feet	Front (a./ b./)	Side	Rear		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Commercial-Industrial (C-I) District												
	Existing one-, two-family dwelling		15,000 *	100	25	2½	35	35	15	30	30	Dwelling Unit
	Retail store, personal service shop		20,000 **	100	30	2½	35	25	15	30	30	300 S.F. of Retail Floor Space
	Bank		30,000 ***	150				25	15	30	30	
	Hotel, motel		20,000	100				25	15	30	30	
	Tavern, restaurant		20,000	100				25	15	30	30	
	Business, professional office		20,000	100				25	15	30	30	
	Laundromat		20,000	100				25	15	30	30	
	Building supply, material sales ®		1 acre	200				50	20	50	50	1,000 S.F. of floor space plus one per employee
	Feed store, farm supply sales ®		1 acre	200				50	20	50	50	
	Auto, farm implement, mobile home, recreation vehicles sales & service ®		1 acre	200				50	20	50	50	
	Gasoline station, auto wash		1 acre	200				50	20	50	50	
	Fabrication and assembly plant ®		1 acre	200				50	20	50	50	
	Truck terminal, warehouse ®		1 acre	200				50	20	50	50	
	Municipal highway garage, equipment storage ®		1 acre	200				50	20	50	50	
	Fuel oil, gasoline, bulk storage ®		1 acre	200				50	20	50	50	
	Outdoor wood boilers		1 acre	200				50	20	50	50	
		Public garage ®	1 acre	200				50	20	50	50	300 S.F. of Floor Space
		Adult entertainment ®	20,000	150	30	2½	35	25	15	30	30	
		Public utility, structure, use ®										

See Section 25

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			Area in Sq. Ft.	Width in Feet		In Stories	In Feet	Front	Side	Rear		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Open Space (O-S) District												
	Forest practices, nursery, reforestation area											
	Reservoir, watershed area, wetlands preserve											
	Fish or game club, wildlife management area		25 acres		10			100	100	200	100	
	Seasonal dwelling		10 acres		10			100	100	200	100	
	Camp, fishing, hunting lodge		10 acres		10			100	100	200	100	
	Public park, recreation area ®		10 acres		10			100	100	200	100	
	Existing farming operations											
	Accessory building, use											
See Section 17-L												
	Commercial logging, pulp ®											
	Christmas tree operation ®											
	Commercial recreation ®		10 acres		10			100	100	200	100	

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
<p>Land Conservation Overlay (L-C) District</p> <p>Uses permitted in the underlying district, upon approval by the Planning and Town Boards under Site Plan Review, as set forth under Article VI of this Code, and in accordance with those regulations applicable in the underlying district, except where the Planning and Town Boards determine these minimums are insufficient to achieve the purposes of this district, in which case the Planning and Town Boards will establish appropriate minimums in accord with the circumstances of the instant situation.</p>												

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			Area in Sq. Ft.	Width in Feet		In Stories	In Feet	Front	Side	Rear		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
<p>Planned Development (P-D) District</p> <p>Uses with a demonstrated need and which are deemed appropriate by the Planning and Town Boards under Section 12 and approved as outlined therein.</p>												

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