

SCHEDULE I – AREA & YARD REQUIREMENTS (Amended 2020)
TOWN OF WARSAW, WYOMING COUNTY, NEW YORK

| Zone District | Permitted Uses *Permitted–Special Use Permit Only [11] | Minimum Lot Size Area S.F./Acre | Minimum Lot Width Feet | Minimum Lot Depth Feet | Minimum Setback Requirements | | | | | | Maximum Building Height Principal Bldg. Feet | Maximum Building Coverage on Lot Percentage |
|--|---|---------------------------------|------------------------|------------------------|------------------------------|------|------|------------|--------------------|------------|--|---|
| | | | | | Principal Building Side | | | | Accessory Building | | | |
| | | | | | Front | Rear | One | Both | Rear | Side | | |
| AGRICULTURAL DISTRICT [A] Section 901 | <i>Farms – All Buildings</i> | 10 Acres | 400 | 600 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 10 |
| | <i>Single Family Non-Farm Dwelling</i> [5] | 40,000 | 150 | 175 | [1] | 50 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Essential Service | ---- | ---- | ---- | [1] | 75 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Excavations | 10 Acres | 400 | 600 | 100 | 75 | 50 | 100 | 50 | 50 | 35 | 5 |
| | *Private Air Strips | ---- | 400 | 600 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 25 |
| | *Camping Grounds | 10 Acres | 400 | 600 | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 5 |
| | *Not-For-Profit, Public, Semi-Public | 2 Acres | 250 | 275 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 25 |
| | *Kennels | 5 Acres | 300 | 400 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 25 |
| | *Stables or Riding Academies | 20 Acres | 300 | 400 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 25 |
| | *Commercial Recreation | 5 Acres | 300 | 400 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 10 |
| | *Rooming Houses | 2 Acres | 250 | 275 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 20 |
| | *Wind Energy Conversion Device | [7] | [7] | [7] | [7] | [7] | [7] | [7] | [7] | [7] | [7] | [7] |
| | *Commercial Communication Tower | [6] | [6] | [6] | [6] | [6] | [6] | [6] | [6] | [6] | [6] | [6] |
| | *Home-Based Businesses | 5 Acres | 300 | 400 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 20 |
| | *Home Occupations Major | 5 Acres | 300 | 400 | [1] | 70 | 50 | 100 | 50 | 25 | 35 | 25 |
| | *Parking of Recreational Vehicle | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] |
| | *Type 1 Solar Energy Systems | | | | ---- | ---- | ---- | 20 | 20 | 20 | 15 | <20 |
| | *Type 2 Solar Energy Systems | 25 Acres | | | | | | 100 | 100 | 100 | | <80 |
| RURAL RESIDENTIAL DISTRICT [R-R] Section 902 | <i>Farms-All Buildings</i> | 10 Acres | 400 | 600 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 10 |
| | <i>Single Family</i> [5] | 2 Acres | 200 | 175 | [1] | 30 | 20 | 40 | 20 | 15 | 35 | 30 |
| | <i>Two Family</i> | 2 Acres | 250 | 175 | [1] | 30 | 15 | 30 | 20 | 15 | 35 | 35 |
| | *Essential Services | ---- | ---- | ---- | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 10 |
| | *Not-For-Profit, Public, Semi-Public | 2 Acres | 250 | 275 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 25 |
| | *Rooming Houses | 2 Acres | 250 | 175 | [1] | 30 | 20 | 40 | 20 | 15 | 35 | 30 |
| | *Multiple Family Developments | [9] | [9] | [9] | [9] | [9] | [9] | [9] | [9] | [9] | [9] | [9] |
| | *Cluster Residential Developments [4] | 10 Acres | 80 | 150 | [1] | 30 | 10 | 20 | 20 | 10 | 35 | 40 |
| | *Parking of a Recreational Vehicle | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] |
| | *Type 1 Solar Energy Systems | | | | ---- | ---- | ---- | 20 | 20 | 20 | 15 | <20 |

| Zone District | Permitted Uses *Permitted–Special Use Permit Only [11] | Minimum Lot Size Area S.F./Acre | Minimum Lot Width Feet | Minimum Lot Depth Feet | Minimum Setback Requirements | | | | | | Maximum Building Height Principal Bldg. Feet | Maximum Building Coverage on Lot Percentage |
|--|---|---------------------------------|------------------------|------------------------|------------------------------|------|------|------|--------------------|------|--|---|
| | | | | | Principal Building Side | | | | Accessory Building | | | |
| | | | | | Front | Rear | One | Both | Rear | Side | | |
| MANUFACTURED HOME PARK DISTRICT [M-H] (RESERVED) Section 903 | Manufactured Homes (in parks) | 9,600 | 80 | 100 | 20 | 15 | 12 | 30 | 15 | 12 | 20 | 20 |
| | *Type 1 Solar Energy Systems | | | | ---- | ---- | ---- | 20 | 20 | 20 | 15 | <20 |
| BUSINESS DISTRICT [B] Section 904 | Retail Business Establishments [2] | 20,000 | 100 | 150 | [1] | 20 | 10 | 20 | 15 | 10 | 35 | 40 |
| | Personal Service Establishments [2] | 20,000 | 100 | 150 | [1] | 20 | 10 | 20 | 15 | 10 | 35 | 40 |
| | *Essential Services | ---- | ---- | ---- | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 20 |
| | *Motor Vehicle Service Station | 30,000 | 100 | 150 | [1] | 50 | 25 | 50 | 50 | 25 | 35 | 30 |
| | *Parking of a Recreation Vehicle | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] |
| | *Type 1 Solar Energy Systems | | | | ---- | ---- | ---- | 20 | 20 | 20 | 15 | <20 |
| INDUSTRIAL DISTRICT [I] Section 905 | Light Industrial Uses [3] | 5 Acres | 400 | 300 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 40 |
| | *Essential Service | ---- | ---- | ---- | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 30 |
| | *Commercial Communication Tower | [6] | [6] | [6] | [6] | [6] | [6] | [6] | [6] | [6] | [6] | [6] |
| | *Wind Energy Conversion Device | [7] | [7] | [7] | [7] | [7] | [7] | [7] | [7] | [7] | [7] | [7] |
| | *Adult Bookstores & Cabarets | 5 Acres | 150 | 200 | [1] | 100 | 100 | 200 | 100 | 100 | 35 | 20 |
| | *Motor Vehicle Service Station | 30,000 | 100 | 150 | [1] | 50 | 25 | 50 | 50 | 25 | 35 | 30 |
| | *Parking of a Recreational Vehicle | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] | [10] |
| | *Type 1 Solar Energy Systems | | | | ---- | ---- | ---- | 20 | 20 | 20 | 15 | <20 |
| BUSINESS CENTER MIXED USE DISTRICT [BC-MU] Section 908 | Single Family [5] | 2 Acres | 200 | 175 | [1] | 30 | 20 | 40 | 20 | 15 | 35 | 35 |
| | Two Family | 2 Acres | 250 | 175 | [1] | 30 | 20 | 40 | 20 | 15 | | |
| | *Wholesale, Warehouse, Distribution | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Retail Use and Service | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Auto Repair/Restoration | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Contractor’s Yard | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Construction Warehouse | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Hardware Store | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Greenhouses | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Agricultural Equip Sales & Service | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Small Equip Sales & Service | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Hotel, Motel | 4 Acres | 500 | 350 | [1] | 75 | 50 | 100 | 50 | 25 | 35 | 25 |

| Zone District | Permitted Uses *Permitted-Special Use Permit Only [11] | Minimum Lot Size Area S.F./Acre | Minimum Lot Width Feet | Minimum Lot Depth Feet | Minimum Setback Requirements | | | | | | Maximum Building Height Principal Bldg. Feet | Maximum Building Coverage on Lot Percentage |
|---|---|---------------------------------|------------------------|------------------------|------------------------------|------|-----------|-----------|--------------------|-----------|--|---|
| | | | | | Principal Building Side | | | | Accessory Building | | | |
| | | | | | Front | Rear | One | Both | Rear | Side | | |
| BUSINESS CENTER MIXED USE DISTRICT [BC-MU] Section 908 | *Self-Service Storage Facility | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Small Scale Restaurant | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Barber & Beauty Shop | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Electrical, Heating & Plumbing | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Indoor/Outdoor Recreation | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Oil Company Storage Lot | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Trucking Company | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Recreational Vehicle Sales/Service | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Modular Home Sales | 52,500 | 150 | 350 | [1] | 25 | 20 | 40 | 20 | 20 | 35 | 20 |
| | *Multi-Family Dwelling | [9] | [9] | [9] | [9] | [9] | [9] | [9] | [9] | [9] | [9] | [9] |
| *Type 1 Solar Energy Systems | | | | ---- | ---- | ---- | 20 | 20 | 20 | 15 | <20 | |

- [1] On roads with a R-O-W of sixty-six (66) feet or more, the minimum setback shall be fifty (50) feet; on roads 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 Residential District.
- [3] No industrial structure shall be located within one hundred (100) feet of a Residential District.
- [4] Refer to Article XI, §1113 for applicable regulations and requirements for this specific use.
- [5] Includes mobile homes on individual lots.
- [6] Refer to Article XI, §1120 for applicable regulations and requirements for this specific use.
- [7] Refer to Article XI, §1110 for applicable regulations and requirements for this specific use.
- [8] Square footage requirement is per unit.
- [9] Refer to Article XI, §1112 for applicable regulations and requirements for this specific use.
- [10] Refer to Article XI, §1119 for applicable regulations and requirements for this specific use.
- [11] Some Special Use Permits contained within this law may have specific area setback requirements and this law should be reviewed for each application to ensure compliance.