

Appendix B: Summary of Districts, Permitted Uses and Regulations

2017

ZONING REGULATIONS FOR THE TOWN OF MADRID NY

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								
	School, church, cemetery ®		1 acre	150				50	25	50	50	400 Square Feet of Floor space
	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											
	Alternative Energy Systems ®											
			15,000 *	100				35	15	30	30	Dwelling Unit
		Mobile home ®	20,000 **	100				35	15	30	30	
			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								
		Medical Office Building	1 acre	150								
		Funeral home ®	1 acre	150								
		Home occupation ®										
		Public utility structure, use ®										
		Wind Measurement Tower ®										
		Small Wind Energy Conversion System ®						1.5 x Tower height in all directions				
		Alternative / Solar Energy Systems										

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	
	School, church, cemetery ®		2 acres	200				50	25	50	50	
	Public park, playground, golf course ®		2 acres	200				50	25	50	50	400 square feet of floor space
	Public building or use ®		2 acres					50	25	50	50	
	Home occupation ®											
	Accessory building, use											
	Outdoor wood boilers											
	Alternative Energy Systems ®											
	Mobile home, Seasonal dwelling, camp ®		30,000	150	25	2 1/2	35	50	25	50	50	Dwelling Unit
	Commercial recreation ®		1 acre	200				60	25	50	50	
	Drive-in restaurant ®		1 acre	200				60	25	50	50	
	Commercial excavation ®											
	Livestock holding area , animal hospital, kennel, stable ®		2 acres	200				50	25	50	50	
	Commercial logging®		2 acres	200				100	100	200	100	
	Refuse disposal area, lagoon, sanitary landfill ®							100	100	100	100	
	Home occupation ®							100	100	200	100	
	Roadside stand ®											
	Telecommunications tower ®											
	Public utility structure, use ®											
	Wind Measurement Tower ®											
	Large or Small Wind Energy Conversion System ®											
	Alternative / Solar Energy System											
			Original permit by Planning Board, thereafter annual operating permit by Town Board									
			See Article VII									
			See Article VIII									
			See Article VIII									
			See Article IX									

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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)
Commercial-Business (C-B) District												
	Existing one-, two-family dwelling		15,000 * 20,000 ** 30,000 ***	100 100 150	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 Square Feet of Retail Floor Space
	Bank		20,000	100				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	
	Accessory building, use Alternative Energy Systems ®											
	Home occupation ®		15,000 * 20,000 ** 30,000 ***	100 100 150								
	Dwelling Unit ®				25	2½	35	35	15	30	30	Dwelling Unit
	Public utility, structure, use ®											
	Wind Measurement Tower ®											
	Small Wind Energy Conversion System ®											
	Alternative / SolarEnergy System											

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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)
Commercial-Industrial (C-1) District												
	Existing one-, two-family dwelling		15,000 *	100								
			20,000 **	100	25	2½	35	35	15	30	30	Dwelling Unit
			30,000 ***	150								
	Retail store, personal service shop		20,000	100	30	2½	35	25	15	30	30	300 Square Feet of Retail Floor Space
	Bank		20,000	100				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 square feet 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	
	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	
See Section 25												
See Article IX												
	Alternative / Solar Energy Systems ®		1 acre	200				50	20	50	50	300 Square Feet of Floor Space
		Gasoline station, public garage ®	1 acre	200				50	20	50	50	
		Auto wash ®	1 acre	200				50	20	50	50	
		Adult entertainment ®	20,000	150	30	2½	35	25	15	30	30	

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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)
Commercial Residential (C-R) District												
	Existing farm											
	One-, two-family dwelling		15,000 *	100	25	2 1/2	35	35	15	30	30	Dwelling Unit
			20,000 **	100								
			30,000 ***	150								
	School, church, cemetery ®		1 acre	150					25	50	50	400 Square Feet of Floor space
	Public park, playground, golf course ®		1 acre	150					50	25	50	
	Public building or use ®		1 acre	150					50	25	50	
	Service fraternal organization, club or lodge ®		1 acre	150					50	25	50	
	Accessory building, use											
	Alternative Energy Systems ®											
		Multi-Family Dwellings	40,000	150	25	2 1/2	35	35	20	40	40	Dwelling Unit
		Mobile home ®	15,000 *	100					15	30	30	
			20,000 **	100					15	30	30	Dwelling Unit
			30,000 ***	150					15	30	30	
		Conversion of existing residential structure by increasing or decreasing # of dwelling units ®	20,000 *	100								
			30,000 **	150	25	2 1/2	35	35	20	40	40	Dwelling Unit
			40,000 ***	150								
		Funeral home ®	1 acre	150					35	20	40	
		Home occupation ®										
		Public utility structure, use ®										

See next page

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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)
Commercial Residential (C-R) District												
		Gas Stations ®	1 acre	150				35	20	40	40	
		Auto Wash Stations ®	1 acre	150				35	20	40	40	
		Banks ®	1 acre	150				35	20	40	40	
		Personal Service Shops ®	1 acre	150				35	20	40	40	300 Square Feet of Floor Space
		Professional Offices ®	1 acre	150				35	20	40	40	
		Restaurants ®	1 acre	150				35	20	40	40	
		Wind Measurement Tower ®						1.5 x Tower height in all directions				
	Small Wind Energy Conversion System ®							See Article VIII				
	Alternative / Solar Energy Systems							See Article IX				

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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)
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	
	Accessory building, use											
	Alternative / Solar Energy Systems											
	Commercial logging, pulp											
	Christmas tree operation											
	Commercial recreation		10 acres		10			100	100	200	100	
	Wind Measurement Tower											

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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>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>												
Alternative / Solar Energy Systems ®			See Article IX									
Wind Measurement Tower ®			See Article VIII									

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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>2 acres (for establishment of district – as determined by the Planning and Town Boards)</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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