

**PROPOSED SCHEDULE B: SCHEDULE OF AREA, YARD AND BULK REQUIREMENTS DRAFT**

| Proposed Zoning District | Class   | Minimum Lot Size (Square Feet or Acres) | Min. Lot Width (Feet) | Min. Lot Depth (Feet) | Min. Front Yard Setback (Feet) | Min. Each Side Yard (Feet) | Min. Rear Yard (Feet) | Max. Building Height (Feet) (a) | Max. Percent Lot Coverage (All Lots) |
|--------------------------|---------|---|-----------------------|-----------------------|--------------------------------|----------------------------|-----------------------|---------------------------------|--------------------------------------|
| <b>AG/RC</b>             | NA      | Based on Sliding Scale                  | 200                   | 150                   | 75                             | 30                         | 50                    | 30                              | 10%                                  |
| <b>R/AG</b>              | NA      | 10 acres                                | 200                   | 150                   | 75                             | 25                         | 50                    | 30                              | 10%                                  |
| <b>R-1</b>               | Class 1 | 10,000                                  | 100                   | 100                   | 20                             | 15                         | 25                    | 30                              | 35%                                  |
|                          | Class 2 | 15,000                                  |                       |                       |                                |                            |                       |                                 | 30%                                  |
|                          | Class 3 | 2 acres                                 |                       |                       |                                |                            |                       |                                 | 15%                                  |
| <b>R-2</b>               | Class 1 | 10,000                                  | 100                   | 100                   | 20                             | 15                         | 25                    | 35                              | 50%                                  |
|                          | Class 2 | 15,000                                  |                       |                       |                                |                            |                       |                                 | 40%                                  |
|                          | Class 3 | 2 acres                                 |                       |                       |                                |                            |                       |                                 | 15%                                  |
| <b>FM</b>                | NA      | 2 acres                                 | 100                   | 100                   | 50                             | 20                         | 50                    | 30                              | 15%                                  |
| <b>HRC</b>               | NA      | 3 acres                                 | 200                   | 100                   | 75                             | 20                         | 50                    | 30                              | 10%                                  |
| <b>CP</b>                | Class 1 | 15,000                                  | 100                   | 150                   | 20 (b)                         | 10                         | 20                    | 35                              | 65%                                  |
|                          | Class 2 | 30,000                                  |                       |                       |                                |                            |                       |                                 | 50%                                  |
|                          | Class 3 | 1 acre                                  |                       |                       |                                |                            |                       |                                 | 35%                                  |
| <b>LI</b>                | Class 1 | 25,000                                  | 100                   | 250                   | 20 (b)                         | 25                         | 20                    | 35                              | 65%                                  |
|                          | Class 2 | 1 acre                                  |                       |                       |                                |                            |                       |                                 | 50%                                  |
|                          | Class 3 | 3 acres                                 |                       |                       |                                |                            |                       |                                 | 35%                                  |

(a) Height limitations do not apply to legitimate agricultural structures recognized by NYS Ag and Markets Law.

(b) During Site Plan Review, the Planning Board shall utilize the Design Suggestions for Future Commercial Development, the Commercial Improvements Prototype Sketches and other Recommendations of the Route 4 Corridor Management Plan to determine the final maximum front yard setback and other site layout characteristics.

Class 1= Public Utility Provided, Water and Sewer

Class 2= Either Public Water or Sewer

Class 3= On-lot Water and Sewage Disposal

| Proposed - Draft - Sliding Scale Zoning  |                   |  |                         |                      |  |
|--|-------------------|--|-------------------------|----------------------|--|
| Parcel size  | Farm family<br>1* | Single dwelling residential lots<br>2* | Agricultural lots<br>3* | Total allowable lots |  |
| 5-50   | 1 @ 2 acres       | 2 @ 5 acres                            | 2                       | 5                    |  |
| 51-110   | 2 @ 2 acres       | 4 @ 5 acres                            | 2                       | 8                    |  |
| 101-200  | 2 @ 2 acres       | 9 @ 5 acres                            | 2                       | 13                   |  |
| 201-400  | 2 @ 2 acres       | 19 @ 5 acres                           | 2                       | 23                   |  |
| *Notes:<br>1. all lots 2 acres<br>2. all lots 5 acres<br>3. minimum lot size 25% of total parcel |                   |  |                         |                      |  |

**DRAFT**