

ADDENDUM C		Zoning Schedule A					Town of Pembroke (12/11/2013)					
ZONING DISTRICT	PERMITTED USES	Article III. MINIMUM LOT SIZE (Sq. Ft.) (1)	MINIMUM FRONTAGE (Feet)	MINIMUM YARD SIZE (Feet)			MAX. HEIGHT (Feet)	MAX. LOT COVERAGE (%)	MIN. FLOOR AREA/UNIT (Sq. Ft.)		MINIMUM MANDATORY OFF STREET PARKING SPACE/UNIT	SITE PLAN
				FRONT	REAR	SIDE			Primary Unit	Other Unit(s)		
AG	Single Family	40,000 (4)	200 (4)	50	50	25	35	20	720	n/a	2	YES
	Non-Residential	80,000	300	75	50	25	35	20	n/a	n/a	DETERMINED BY USE	YES (3)
AG-R	Single Family	40,000	200	50	30	25	35	20	720	n/a	2	NO
	Two-Family	40,000	200	50	30	25	35	20	720	500	2	NO
	Multi-Family	40,000 +4,000	250	50	30	25	35	20	n/a	500	2	YES
	Non-Residential	80,000	250	50	30	25	35	20	n/a	n/a	DETERMINED BY USE	YES (3)
R	Single Family (w)	20,000	100	50	30	15	35	25	720	n/a	2	NO
	Single Family (w&s)	16,000	75									
	Two-Family (w)	30,000	150	50	30	15	35	25	720	500	2	YES
	Two Family (w&s)	20,000	100									
MDR	Single Family	20,000	100	50	30	15	35	25	720	n/a	2	NO
	Two-Family	30,000	150	50	30	15	35	25	720	500	2	NO
	Multi-Family	40,000 +4,000	250	50	30	15	35	20	n/a	500	2	YES
	Non-Residential	40,000	150	50	30	15	35	20	n/a	n/a	DETERMINED BY USE	YES (3)
LC	Residential	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	2	YES (3)
	Limited Commercial	40,000	200	75 (2)	30	35	35	35	n/a	n/a	DETERMINED BY USE	YES (3)

ADDENDUM C

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				FRONT	REAR	SIDE			Primary Unit	Other Unit(s)		
C	Residential	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	2	YES (3)
	Commercial	40,000	200	75	30	35	35	35	n/a	n/a	DETERMINED BY USE	YES (3)
INT	Commercial/Industrial	40,000	200	75 (2)(6)	30	35	60	35	n/a	n/a	DETERMINED BY USE	YES (3)
I	Industrial	80,000	200	75	30	35	35	35	n/a	n/a	DETERMINED BY USE	YES (3)
EP	EARTH PRODUCTS - Refer to SECTIONS 409 and 607											
PUD	PLANNED UNIT DEVELOPMENT - Refer to SECTION 410											
FPO	FLOOD PLAIN OVERLAY ZONE - Refer to SECTION 411											

NOTES:

- (1) Excluding highway Right-of-Way.
- (2) Except Route 77 from the Thruway to Corfu shall be 125 feet.
- (3) Agricultural uses (farms) shall be exempt, except for animal waste storage facilities.
- (4) Minimum and Maximum
- (5) Same as Ag-R District Requirements
- (6) In the Interchange District the front yard setback for a public highway used as a 'service road', with no through traffic in an identified industrial or corporate park, shall be a minimum of fifty (50) feet. Front yard setbacks to all other public highways shall be as set forth in Schedule A.
- (w) serviced by public water
- (w&s) serviced by public water and public sewer