SCHEDULE II – AREA & YARD REQUIREMENTS
TOWN OF ORANGEVILLE, WYOMING COUNTY, NEW YORK

		Minimum	Minimum	Minimum	Minimum Setback Requirements						Maximum Building	Maximum Building
	Permitted Uses	Lot Size Area	Lot Width	Lot Depth	Principal Bldg. Side				Accessory Bldg.		Height Principal	Coverage on Lot
ZONE DISTRICT	*Permitted - Special Use Permit Only	S.F./Acre	Feet	Feet				Both	Rear Side		Bldg. Feet	Percentage
LDD – LOW	Farms – Home	10 Acres	400	600	[1]	75	50	100	50	25	50	10
DENSITY	Farms – All Other Structures				200	200	200	400			50	
	Single Family – Non-Farm Dwelling	2 Acres	200	175	[1]	50	20	40	20	20	35	20
	*Essential Service				[1]	75	20	40	20	20	35	20
,	*Home Professional Occupation	[5]	[5]	[5]	[5]	[5]	[5]	[5]-	[5]	[5]	[5]	[5]
	*Excavations	10 Acres	400	600	100	75	50	100	50	50	35	5
	*Private Air Strips	10 Acres	400	600	[1]	75	50	100	50	25	35	10
	*Camping Grounds	10 Acres	300	600								5
	*Not-For-Profit, Public, Semi-Public	2 Acres	250	275	[1]	75	50	100	50	25	35	25
	*Kennels	5 Acres	600	600	100	100	200	100	100	100	35	20
	*Boarding Houses	4 Acres	400	175	[1]	50	50	100	50	50	35	20
	*Commercial Communication Towers	[6]	[6]	[6]	[6]	[6]	[6]	[6]	[6]	[6]	[6]	[6]
	*Stabling or Riding Academies	20 Acres	400	600	200	100	100	200	100	100	35	35
	*Bed & Breakfast	5 Acres	400	175	[1]	50	20	40	20	20	35	20
	*Home Occupation Major [4]	2 Acres	400	600	[1]	80	80	120	50	25	35	25
	*Home Based Business	5 Acres	600	600	100	100	200	100	100	100	35	20
Samuel Committee Company	*Wind Energy Conversion Device/Farm	[7]	[7]	[ <b>7</b> ] - 7 - 5 - 6 - 6.	[7]	[7]	[7]	[7]	[7]	[7]	[7]	[7] 🚟 🗀 🗀 💖
	*Parking of a Recreational Vehicle	[13]	[13]	[13]	[13]	[13]	[13]	[13]	[13]	[13]	[13]	[13]
MDD – MEDIUM	Farms – All Other Structures	10 Acres	400	600	[1]	100	100	200	50	25	35	10
DENSITY	Single Family	2 Acres	200	175	[1]	30	20	40	20	15	35	30
	Two Family	2 Acres	250	175	[1]	30	15	30	20	15	35	35
	*Multi Family	10 Acres	400	175	[1]	60	.30	50	30	30	35	35
	*Home Professional Occupations	[5]	[5]	[5]	[5]	[5]	[5]	[5]	[5]	[5]	[5]	[5]
	*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
	*Bed & Breakfast	2 Acres	250	175	[1]	30	20	40	20	15	35	30
	*Boarding Houses	4 Acres	400	175	[1]	50	20	40	20	20	35	35
	*Gentleman Farm Operation – Tier 3	[12]	[12]	[12]	[12]	[12]	[12]	[12]	[12]	[12]	[12]	[12]
	*Parking of a Recreational Vehicle	[13]	[13]	[13]	[13]	[13]	[13]	[13]	[13]	[13]	[13]	[13]

ZONE DISTRICT	Permitted Uses *Permitted – Special Use Permit Only	Minimum Lot Size Area S.F./Acre	Minimum Lot Width Feet	Minimum Lot Depth Feet	1 0 1					ents essory Bldg. Side	Maximum Building Height Principal Bldg. Feet	Maximum Building Coverage on Lot Percentage
M-H MANUFACTURED HOME PARK	Manufactured Homes (in parks)	10 Acres	80	100	20	15	12	30	15	12	20	20
	Existing Royce & Centerline Roads Manufactured Home Park	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]	[8]
C-R – CLUSTER RESIDENTIAL	Single Family	2 Acres	[10]	[10]	[10]	[10]	[11]	40	20	15	35	30
	Existing Cluster Residential Districts	[9]	[9]	[9]	[9]	[9]	[9]	[9]	[9]	[9]	[9]	[9]
C – COMMERCIAL	Retail and Service [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
I – INDUSTRIAL (RESERVED)	Light Industrial Uses [3]	5 Acres	150	200	[1]	30	30	60	30	30	35	50
	*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/Farm	[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

- [1] The minimum setbacks shall be one hundred (100) feet measured from the centerline of the road. This requirement does not apply to Cluster Residential Districts.
- [2] No commercial or business structures shall be located within fifty (50) feet of a Medium Density District.
- [3] No industrial structure shall be located within one hundred (100) feet of a Medium Density District.
- [4] Maximum area devoted to the Home Occupations Major shall be no more that fifteen thousand (15,000) square feet of land.
- [5] Not applicable, shall be the same as required for a single family residence.
- [6] See Section 1115 for all applicable regulations and requirements.
- [7] See Section 1116 for all applicable regulations and requirements.
- [8] Existing and acknowledged Manufactured Home Park District.
- [9] Existing and acknowledged Cluster Residential Districts. Any further division of land within an existing Cluster Residential District shall not be less than two (2) acres in size.

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- [10] Site plan approval of the Planning Board is subject to the approval of a Cluster Residential District as a whole.
- [11] Any placement of a building on a single family lot within a Cluster Residential District must be set back a minimum of one hundred feet (100) from any Medium Density District and at least fifty (50) feet from any Low Density District.
- [12] See Section 1118 for all applicable regulations and requirements.
- [13] See Section 1119 for all applicable regulations and requirements.