

## Minimum Lot Size and Setback Table -Small Business – Mixed Use (SB-MU) – Section # 607

Zone District	Use Classes	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Minimum Green (Footnote 1)	Maximum Allowable Lot Coverage	Maximum Building Height (feet)
				Front (feet)	Side (feet)	Rear (feet)			
<b>Small Business Mixed Use (SB-MU)</b>	<b>Permitted Uses (Footnote 2)</b>	<b>Square Feet or Acres</b>	<b>Width (feet)</b>	<b>Front (feet)</b>	<b>Side (feet)</b>	<b>Rear (feet)</b>	<b>Space (%)</b>	<b>(%)</b>	
	Dwelling, Single Family	30,000	150	40	15	15	70	30	35
	Bakery	1 acre	150	40	20	20	30	70	35
	Retail Establishment	1 acre	150	40	20	20	30	70	35
	Pet Shop and/or Pet Grooming	1 acre	150	40	20	20	30	70	35
	Convenience Store	1 acre	150	40	20	20	30	70	35
	Small Engine Repair	1 acre	150	40	20	20	30	70	35
	Woodworking and/or Metal Fabrication Shop	1 acre	150	40	20	20	30	70	35
	Fire and Emergency Services	2 acres	150	40	20	20	30	70	35
	Personal Services	1 acre	150	40	20	20	30	70	35
	Religious Use	3 acres	150	40	20	20	30	70	35
	Horticultural Use	2 acres	150	40	20	20	30	70	35
	Adult Residential Care Facility	2 acres	150	40	20	20	30	70	35
	Farm, Agricultural Operation or Farm Stand	7 acres	150	100	30	30	n/a	n/a	35
	Schools, Public or Private	5 acres	150	75	30	30	30	70	35
	All NYS Licensed Child Care Services	2 acres	150	75	30	30	30	70	35
	Antique Shop	1 acre	150	40	20	20	30	70	35
	Lodges or Meeting Houses	1 acre	150	40	20	20	30	70	35
	Public Utility	n/a	n/a	40	20	20	n/a	n/a	35
	<b>Uses Requiring a Special Use Permit</b>								
	Motor Vehicle Repair Shop	1 acre	150	40	20	20	30	70	35
	Motor Vehicle Service Station	1 acre	150	40	20	20	30	70	35
	Gasoline/Fuel Station	1 acre	150	40	20	20	30	70	35
	Agriculture-related Business or Farmers' Market	2 acres	150	75	20	20	30	70	35
	Recreation Area	2 acres	150	75	20	20	70	30	35

### Footnotes

1. Shall not include Storm Water Management areas
2. Maximum Non-residential building area shall not exceed 2,400 square feet