

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height		Yard Front	Dimensions		Feet Rear
			Area Ft.	Width Ft.			Stories	Feet		Side		
										One	Both	
C-2		Gasoline Station/Fuel Sales and Storage	40,000 sf	150 Lf.	30%	****	1	30	50	25	50	50
		Laundry/dry cleaning plant	40,000 sf	150 Lf.	30%	****	2.5	35	50	20	50	30
		Public Utility Facility w/o Building	10,000 sf	200 Lf.	25%	****	1	30	50	25	50	50
		Public Utility Facility with Building	50,000 sf	250 Lf.	25%	****	2.5	35	50	25	50	50
		Public garage	40,000 sf	150 Lf.	30%	****	1	30	50	20	50	50
		Automobile, boat, farm implementation or mobile home sales or rental	40,000 sf	150 Lf.	30%	****	1	35	50	20	50	30
		Indoor Storage of non-liquid, non-gaseous fuel	40,000 sf	150 Lf.	30%	****	****	30	50	25	50	30
		Wholesale Storage/Warehouse	****	****	30%	****	****	****	50	20	50	30
		Light Assembly Plant	****	****	30%	****	****	****	50	20	50	30
		Manufacture or Assembly of Elec. Devices or Instruments	****	****	30%	****	****	****	50	50	100	50
		Printing or Publishing Plant	****	****	30%	****	****	****	50	20	50	30
		Tool, die, pattern, machine shop	****	****	****	****	****	****	50	50	100	50
		Manufacture or processing of dairy or food products	****	****	****	****	****	****	50	50	100	50
		Research & Development Center	****	****	****	****	****	****	****	****	****	****
		Cold Storage Plant	****	****	****	****	****	****	50	50	100	50
	Bowling Alley	80,000 sf	250 Lf.	30%	****	1	35	50	20	50	30	
	Tavern	80,000 sf	250 Lf.	20%	****	2.5	35	50	25	50	50	

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Stories	Height Feet	Yard Front	Dimensions Feet		Rear
			Area Ft.	Width Ft.						Side		
										One	Both	
<b>C-2</b>	Bed & Breakfast Est.		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
	Personal Service Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Retail Store		40,000 sf	150 Lf.	30%	****	1	30	30	10	25	30
	Museum		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Custom Work Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Radio, TV or household appliance sales or service		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Funeral Home		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Antique Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Animal/Veterinary Hospital		40,000 sf	150 Lf.	30%	****	****	****	50	10	50	30
	Feed, lumber, seed or fertilizer building		40,000 sf	150 Lf.	30%	****	****	****	50	10	50	30
	Carwash		20,000 sf									
	Fire Station or Municipal Building		****	****	****	****	****	****	50	25	50	50
	Cabinet, electrical, heating, plumbing or air conditioner shop		40,000 sf	150 Lf.	30%	****	1	30	50	20	50	30
	Community Park or Playground		20,000 sf	100 Lf.	5%	****	1	15	50	10	20	10
	Historic Building or site		****	****	****	****	****	****	****	****	****	****
	Home Occupation		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
	Professional Office, Studio		40,000 sf	150 Lf.	30%	****	2	35	100	20	50	
	Bank		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Hotel		****	****	30%	****	****	30	50	20	50	30
	Restaurant		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Accessory Use or Building		****	****	See Section 31	****	****	****	50	10	20	10

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot		Maximum Lot Coverage	Minimum Living Area	Building Stories	Height Feet	Yard Front	Dimensions Feet		
			Area Ft.	Size Width Ft.						Side		Rear
										One	Both	
<b>C-1</b>		Professional Office, studio	40,000 sf	150 Lf.	30%	****	2	35	100	20	50	30
		Bank	40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
		Public Utility Facility	10,000 w/o bldg	200 Lf	25%	****	1	30	50	25	50	50
		Hotel	****	****	30%	****	****	30	50	20	50	30
		Public garage	40,000 sf	150 Lf.	30%	****	1	30	50	20	50	30
		Restaurant	40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
		Fuel Sales and Storage	40,000 sf	150 Lf.	30%	****	1	30	50	25	50	30
		Automobile, boat, farm Implementation or mobile home sales or rental	40,000 sf	150 Lf.	30%	****	1	35	50	20	50	30
		Indoor Storage of non- liquid, non-gaseous fuel	40,000 sf	150 Lf.	30%	****	1	30	50	25	50	30
		Bowling Alley	80,000 sf	250 Lf.	30%	****	1	35	50	20	50	30
		Two Family Dwelling	80,000 sf	250 Lf	20%	1,000 sf/unit	2.5	35	50	25	50	50
		Multi Family Dwelling	80,000 sf	250 Lf	20%	1,000 sf/unit	2.5	35	50	25	50	50
		Adult Oriented Business	80,000 sf	250 Lf	20%	****	2.5	35	50	25	50	50
		Tavern	80,000 sf	250 Lf	20%	1,000 sf/unit	2.5	35	50	25	50	50

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot		Maximum Lot Coverage	Minimum Living Area	Building Stories	Height Feet	Yard Front	Dimensions		Feet Rear
			Area Ft.	Size Width Ft.						Side		
										One	Both	
<b>C-1</b>	Bed & Breakfast Est.		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
	Personal Service Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Retail Store		40,000 sf	150 Lf.	30%	****	1	30	30	10	25	30
	Museum		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Custom Work Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Radio, TV or household appliance sales or service		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Funeral Home		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Antique Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
	Animal/Veterinary Hospital		40,000 sf	150 Lf.	30%	****	****	****	50	10	50	30
	Feed, lumber, seed or fertilizer building		40,000 sf	150 Lf.	30%	****	****	****	50	10	50	30
	Carwash		20,000 sf									
	Fire Station or Municipal Building		****	****	****	****	****	****	50	25	50	50
	Cabinet, electrical, heating, plumbing or air conditioner shop		40,000 sf	150 Lf.	30%	****	1	30	50	20	50	30
	Mobile Home as part of Farm Operation		****	****	****	600 sf	1	15	50	10	25	50
	Community Park or Playground		20,000 sf	100 Lf.	5%	****	1	15	50	10	20	10
	Retail bakery		40,000 sf	150 Lf.	30%	****	1	30	50	20	50	30
	Historic Building or site		****	****	****	****	****	****	****	****	****	****
	Laundry or dry cleaning plant		40,000 sf	150 Lf.	30%	****	2.5	35	50	20	50	30
	Farm and Accessory Use or Building		****	****	****	****	****	****	50	25	50	30
	One family Dwelling		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
Accessory Use or Building		****	****	See Section 31	****	****	****	50	10	20	10	
Home Occupation		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50	

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height		Yard Front	Dimensions Side		Feet Rear			
			Area Ft.	Width Ft.			Stories	Feet		One	Both				
IBP	Wholesale Storage/Warehouse		****	****	30%	****	****	****	50	20	50	30			
	Light Assembly plant		****	****	30%	****	****	****	50	20	50	30			
	Manufacture or Assembly of Elec. Devises or instruments		****	****	30%	****	****	****	50	50	100	50			
	Printing or Publishing Plant		****	****	30%	****	****	****	50	20	50	30			
	Tool, die, pattern, machine shop		****	****	****	****	****	****	50	50	100	50			
	Manufacture or processing dairy or other food products		****	****	****	****	****	****	50	50	100	50			
	Distribution Center		****	****	****	****	****	****	50	50	100	50			
	Research & Development Center														
	Transportation services incl. auto and truck rental and public garages														
	Professional Offices		****	****	30%	****	3	48	100	20	50	30			
	Customary Accessory Use or Building		****	****	****	****	****	****	50	10	20	10			
	Cold Storage Plant		****	****	****	****	****	****	50	50	100	50			
	Farm and Accessory Use or Building		****	****	****	****	****	****	50	25	50	50			
		Manufacture of textile production or leather goods		****	****	****	****	****	****	50	50	100	50		
	Manufacture or fabrication metal, concrete, stone, plastic, paint, fiber or wood products		****	****	****	****	****	****	50	50	100	50			
	Truck terminal		****	****	****	****	****	****	50	50	100	50			
	Bulk Storage of Inflammable liquids		****	****	****	****	****	****	50	50	100	50			
	Public Utility Facility		50,000 sf	250 Lf.	25%	****	2.5	35	50		25		50		50

Board Requires

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height		Front	Yard Dimensions		Feet Rear	
			Area Ft.	Width Ft.			Stories	Feet		Side			
										One	Both		
H .	One Family Dwelling		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50	
	Community Park or		20,000 sf	100 Lf.	5%	****	1	15	50	10	20	10	
	Two Family Dwelling		80,000 sf	250 Lf.	20%	1,000 sf/unit	2.5	35	50	25	50	50	
	Farm & Accessory Building or Uses		****	****	****	****	****	****	50	25	50	50	
	Fire Station, Municipal Bldg.		****	****	****	****	****	****	50	25	50	50	
	Historical Bldg. or Site		****	****	****	****	****	****	****	****	****	****	
	Accessory Use & Building		****	****	See Section 31	****	****	****	50	10	20	10	
		Church		50,000 sf	250 Lf.	25%	****	****	****	50	25	50	50
		Parish house or convent		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
		Public and Parochial School, Colleges		5.0 acres	500 Lf.	25%	****	2	35	50	50	100	50
		Hotel		****	****	30%	****	****	****	50	20	50	30
		Marina		****	****	30%	****	1	35	50	20	50	30
		Gasoline Station		40,000 sf	150 Lf.	20%	****	1	30	50	25	50	50
		Multi Family Dwelling		80,000 sf	250 Lf.	10%	1,000 sf/unit	2.5	35	50	25	50	50
		Bed & Breakfast Est.		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
		Retail Store		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
		Personal Service Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
		Bank		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
		Custom Work Shop		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30
		Museum		40,000 sf	150 Lt.	30%	****	1	30	50	10	25	30
	Launderette		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30	
	Restaurant		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30	
	General Store		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30	
	Home Occupation		40,000 sf.	150 Lf.	30%	****	1	30	50	10	25	30	
	Professional Office, stUdio		40,000 sf	150 Lf.	30%	****	2	35	50	10	25	30	
	Antique Store		40,000 sf	150 Lf.	30%	****	****	****	50	10	25	30	

Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height		Yard Front	Dimensions		Feet Rear	
			Area Ft.	Width Ft.			Stories	Feet		Side			
										One	Both		
A	Farm and Accessory Buildings & Uses		****	****	****	****	****	****	50	10	20	10	
	Picnic Grove, Fish and Game Club (private)		****	****	****	****	2.5	35	50	25	50	50	
	Nursery		5.0 acres	250 Lf.	25%	****	****	****	50	25	50	50	
	One family Dwelling		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50	
	Community Park or Playground		20,000 sf	100 Lf.	5%	****	1	15	50	10	20	10	
	Mobile Home as part of Farm Operation		****	****	****	600 sf	1	15	50	10	25	50	
	Accessory Use & Building		****	****	See Section 31	****	2	35	50	10	20	10	
	Home Occupation		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50	
		Two Family Dwelling		80,000 sf	250 Lf.	20%	1,000 sf/unit	2.5	35	50	25	50	50
		Commercial Recreation		25 acres	600 Lf.	20%	****	2.5	35	100	100	200	100
		Bed & Breakfast Est.		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50
		Golf Course or Country Club		75 acres	250 Lf.	****	****	2.5	35	100	50	100	100
		Nursing, convalescent or home for aged		150,000 sf	250 Lf.	25%	600 sf	2.5	35	50	25	50	50
		Public Utility Facility w/ bldg.		50,000 sf	200 Lf.	25%	****	1	35	50	25	50	50
		Public Utility Facility w/o bldg.		10,000 sf	100 Lf.	20%	****	****	****	25	25	50	50
		Personal Wireless. Service Fac.		50,000 sf.	200 Lf.	25%	****	****	****	50	25	50	50
		Farm Products Plant		****	****	****	****	****	****	100	100	200	100
		Radio, TV Transmitter or Receiving Tower w/ bldg.		50,000 sf	200 Lf.	25%	****	1	35	50	25	50	50
		Radio, TV Transmitter or Receiving Tower w/o bldg.		10,000 sf	100 Lf.	20%	****	****	****	25	25	50	50
		Boarding or Rooming House		80,000 sf	250 Lf.	20%	1,200 sf	2.5	35	50	25	50	50
	Church		50,000 sf	250 Lf.	25%	****	****	****	50	25	50	50	
	Parish House or Convent		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50	
	Animal/Veterinary Hospital		40,000 sf	150 Lf.	30%	****	1	30	50	10	25	30	
	Public, Parochial School or College		5.0 acres	500 Lf.	25%	****	2	35	50	50	100	50	
	Adult Oriented Business		80,000 sf	250 Lf.	25%	1,000 sf	2.5	35	50	100	200	100	

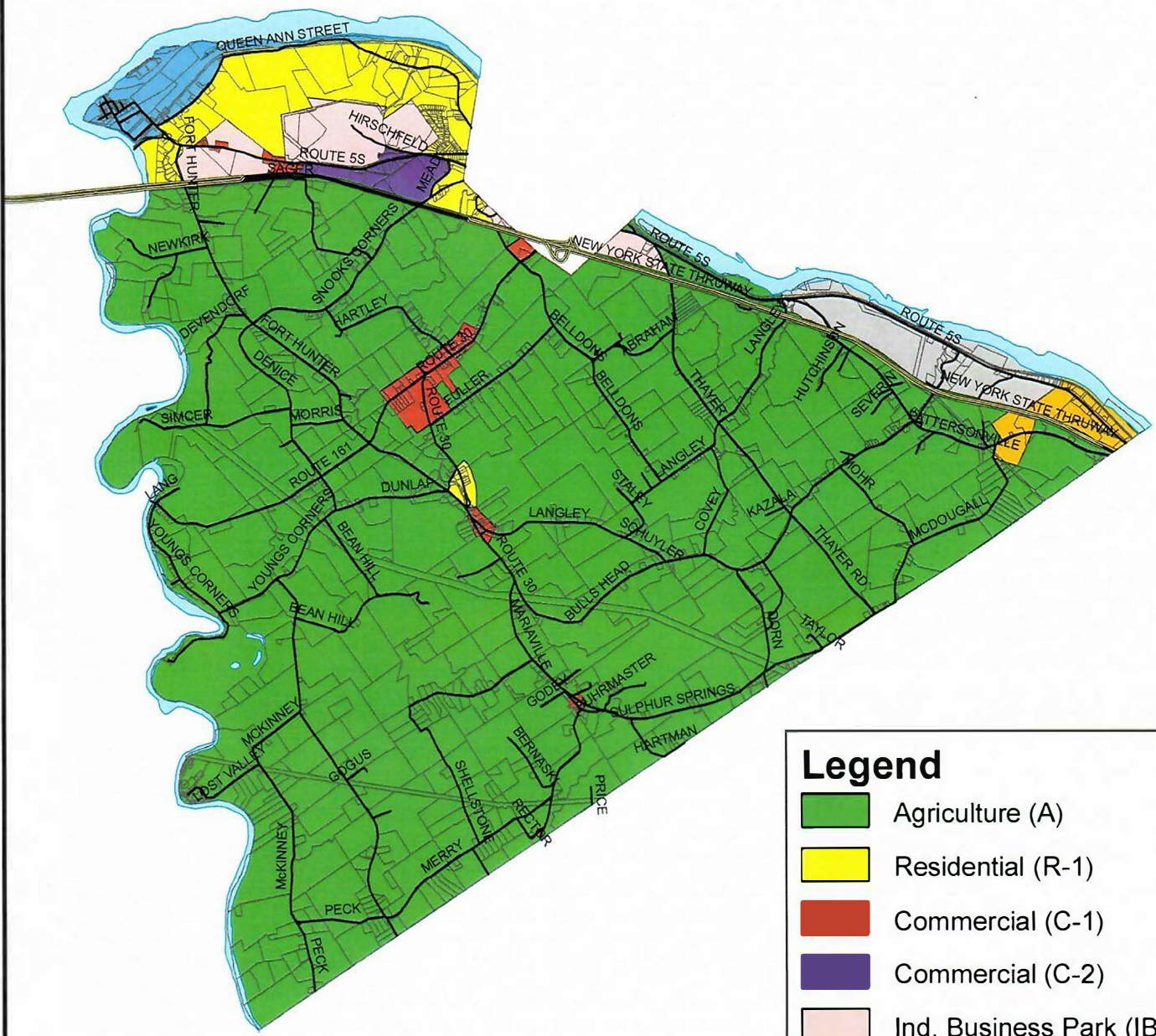
Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Stories	Yard Feet	Yard Front	Dimensions		Feet Rear
			Area Ft.	Width Ft.						Side		
										One	Both	
<b>N-P</b>	Earth, Sand, Gravel or Mineral Excavation		****	****	****	****	****	****	100	100	200	100
	Bituminous concrete mixing plant		5 acres	250 Lf.	25%	****	****	****	50	100	200	50
	Ready mix Concrete Plant		5 acres	250 Lf.	25%	****	****	****	50	100	200	50
	Concrete Products Manuf. Inc. blocks, staves, pipe beams, structures & equip.		5 acres	250 Lf.	25%	****	****	****	50	100	200	50
	Agricultural Lime Manuf.		5 acres	250 Lf.	25%	****	****	****	50	100	200	50
	Inorganic Fertilizer Manuf.		5 acres	250 Lf.	25%	****	****	****	50	100	200	50
	Accessory Use/Bldg		****	****	See Section 31	****	****	****	50	10	20	10
	Farm & Accessory Bldg		****	****	****	****	****	****	50	25	50	50
	Rock Quarry Operation		****	****	****	****	****	****	100	100	200	100
		Advertising Sign		****	****	****	****	****	16	75	****	****



Districts	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height		Yard Front	Dimensions		Feet Rear	
			Area Ft.	Width Ft.			Stories	Feet		Side			
										One	Both		
R-M	One Family Dwelling		80,000 sf	250 Lf.	20%	860 sf	2.5	35	50	25	50	50	
	Mobile Home		80,000 sf	250 Lf.	20%	860 sf	1	15	50	25	50	50	
	Accessory Use & Building		****	****	See Section 31	****	2	35	50	10	20	10	
	Community Park or Playground		20,000 sf	100 Lf.	5%	****	1	15	50	10	20	10	
		Launderette		40,000 sf	150 Lf.	30%	****	1	30	50	25	50	50
		Retail Store		40,000 sf	150 Lf.	30%	****	1	30	50	25	50	50
		Mobile Home Park		6,000 sf/M.H.	600 Lf. 70 per M.H.	20% per M.H.	860 sf Per M.H.	1	15	100	50	100	50
		Multi-Family Dwelling		80,000 sf	250 Lf.	20%	60 sf/unit	2.5	35	50	25	50	50
		Bed & Breakfast Est.		80,000 sf	250 Lf.	20%	60 sf/unit	2.5	35	50	25	50	50
		Farm and Accessory Use or Building		****	****	****	****	****	****	50	25	50	50
		Two Family Dwelling		80,000 sf	250 Lf.	20%	60 sf/unit	2.5	35	50	25	50	50

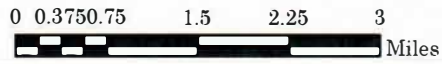
	Permitted Principle Uses	Special Permitted Uses	Minimum Lot Size		Maximum Lot Coverage	Minimum Living Area	Building Height		Yard	Dimensions		Feet		
			Area Ft.	Width Ft.			Stories	Feet		Front	Side		Rear	
											One			Both
<b>R-1</b>	One Family Dwelling	w/o municipal water and sewer	80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50		
	One Family Dwelling	with municipal water and sewer	20,000 sf	125 Lf.	20%	1,000 sf	2.5	35	50	25	50	50		
	Community Park or Playground		20,000 sf	100 Lf.	5%	****	1	15	50	10	20	10		
	Accessory Use & Bldg		****	****	See Section 31	****	2	35	50	10	20	10		
	Home Occupation		80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50		
		Nursing, convalescent or home for aged	150,000 sf	250 Lf.	25%	600 sf	2.5	35	50	25	50	50		
		Church	50,000sf	250 Lf.	25%	****	****	****	50	25	50	50		
		Parish house or convent	80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50		
		Launderette	40,000 sf	150 Lf.	25%	****	1	30	50	25	50	50		
		Retail Store	40,000 sf	150 Lf.	25%	****	1	30	25	25	50	50		
		Townhouse	80,000 sf	250 Lf.	10%	1,000 sf/unit	2.5	35	50	25	50	50		
		Two Family Dwelling	80,000 sf	250 Lf.	20%	1,000 sf/unit	2.5	35	50	25	50	50		
		Multi Family Dwelling	80,000 sf	250 Lf.	10%	1,000 sf/unit	2.5	35	50	25	50	50		
		Bed & Breakfast Est.	80,000 sf	250 Lf.	20%	1,000 sf	2.5	35	50	25	50	50		
		Public or Parochial School or College	5.0 acres	500 Lf.	25%	****	2	35	50	50	100	50		
		Golf Course or Country Club	75 acres	250 Lf.	****	****	2.5	35	100	50	100	100		
		Farm and Accessory Use or Building	****	****	****	****	****	****	50	25	50	50		
		Public Building	****	****	****	****	****	****	50	25	50	50		

# MONTGOMERY COUNTY, NEW YORK

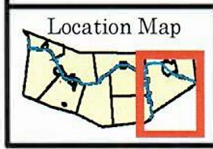


### Legend

- Agriculture (A)
- Residential (R-1)
- Commercial (C-1)
- Commercial (C-2)
- Ind. Business Park (IBP)
- Natural Products (NP)
- Res. Mobile Home (R-M)
- Historic (H)
- NYS Thruway
- Roads



MAP IS INTENDED FOR GENERAL PLANNING PURPOSES ONLY.



## Town of Florida Zoning Map

Source:  
Montgomery  
County  
GIS

Montgomery County  
Department of Economic  
Development & Planning  
9 Park St., P.O. Box 1500  
Fonda, NY 12068-1500



amb February 2016