

ZONING

118 Attachment 1

Town of Kirkland

Schedule A

District	Permitted Principal Uses (Building Permit)	Site Plan Review Uses (Planning Board)	Special Permit Uses (ZBA)	Minimum Lot Sizes (square feet or acres)			Lot Coverage	Maximum Building Height		Front Yard		Side Yard		Rear Yard
				Area With Sewer	Area Without Sewer	Width of Frontage (feet)		(stories)	(feet)	(State and County Highways)	(Town Highways)	(one)	(total)	(feet)
R-R	Farm			10 acres	10 acres	X	X	X	X	X	X	X	X	X
	Agriculture			5 acres	5 acres	X	X	X	X	X	X	X	X	X
	1-family dwelling:													
	(on lots of record)			45,000	45,000	100	25%	2 1/2	35	50	30	10	25	50
	(new subdivision)			Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B
	2-family dwelling:													
	(on lots of record)			55,000	55,000	100	25%	2 1/2	35	50	30	10	25	50
	(new subdivision)			Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B	Sch B
	Conservation			X	X	X	X	X	X	X	X	X	X	X
		Cemeteries		X	X	X	X	X	X	X	X	X	X	X
		Municipal		X	X	X	X	X	X	X	X	X	X	X
		Stable-public		2 acres	2 acres	X	X	X	X	X	X	X	X	X
		Home occupation		X	X	X	X	X	X	X	X	X	X	X
		Existing nursing home		45,000	X	100	25%	2 1/2	35	50	30	10	25	50
			Proposed nursing home***	45,000	X	100	25%	2 1/2	35	50	30	10	25	50
			Educational	X	X	X	X	X	X	X	X	X	X	X
			Hospital***	45,000	X	100	25%	2 1/2	35	50	30	10	25	50
			Religious	45,000	45,000	100	25%	2 1/2	35	50	30	10	25	50
			Airports	X	X	X	X	X	X	X	X	X	X	X
			Public utility	X	X	X	X	X	X	X	X	X	X	X
			Earth removal	X	X	X	X	X	X	X	X	X	X	X
			Bed-and-breakfast	X	X	X	X	X	X	X	X	X	X	X
			Commercial recreation	2 acres	2 acres	X	X	X	X	X	X	X	X	X
			Day care-home	45,000	45,000	X	X	X	X	X	X	X	X	X
			Day care-center	45,000	45,000	X	X	X	X	X	X	X	X	X
			Kennel	2 acres	2 acres	150	30%	2	35	50	40	50	100	100
			Lodge and club	45,000	45,000	100	25%	2 1/2	35	50	30	20	50	50
			Veterinary hospital	45,000	45,000	100	30%	2	35	30	20	20	50	50
R-TC	Agriculture			2 acres	2 acres	X	X	X	X	X	X	X	X	X
	1-family dwelling:			15,000	20,000	70	25%	2 1/2	35	25	20	10	20	50
	2-family dwelling:			20,000	25,000	75	25%	2 1/2	35	25	20	10	20	50
	Conservation			X	X	X	X	X	X	X	X	X	X	X
		Multiple family		7,500/DL	X	80	30%	2 1/2	35	25	20	10	20	50
		Cemeteries		X	X	X	X	X	X	X	X	X	X	X
		Municipal		X	X	X	X	X	X	X	X	X	X	X
		Home occupation		X	X	X	X	X	X	X	X	X	X	X
		Existing nursing home		45,000	X	100	25%	2 1/2	35	50	30	20	50	50
			Proposed nursing home***	45,000	X	100	25%	2 1/2	35	50	30	20	50	50

KIRKL ND CODE

District	Permitted Principal Uses (Building Permit)	Site Plan Review Uses (Planning Board)	Special Permit Uses (ZBA)	Minimum Lot Sizes (square feet or acres)			Lot Coverage Maximum Coverage	Maximum Building Height		Front Yard		Side Yard		Rear Yard
				Area With Sewer	Area Without Sewer	Width of Frontage (feet)		(stories)	(feet)	(State and County Highways)	(Town Highways)	(one)	(total)	
R-TC (continued)			Educational	X	X	X	X	X	X	X	X	X	X	X
			Hospital***	45,000	X	100	25%	4	X	50	30	20	50	50
			Religious	45,000	45,000	100	25%	2 1/2	35	50	30	20	50	50
			Farm	10 acres	10 acres	X	X	X	X	X	X	X	X	X
			Public utility	X	X	X	X	X	X	X	X	X	X	X
			Stable-public	2 acres	2 acres	X	X	X	X	X	X	X	X	X
			Retail store (neighborhood)	20,000	30,000	100	25%	2	30	35	20	20	50	50
			Restaurant (neighborhood)	30,000	40,000	100	25%	2	30	35	20	20	50	75
			Lodge and club	25,000	25,000	100	25%	2 1/2	35	35	25	20	50	50
			Funeral home	40,000	40,000	100	25%	2 1/2	35	35	20	20	50	50
			Day care-home	20,000	30,000	X	X	X	X	X	X	X	X	X
			Day care-center	40,000	40,000	X	X	X	X	X	X	X	X	X
			Commercial recreation	30,000	45,000	X	X	X	X	X	X	X	X	X
R-M	Agriculture			2 acres	2 acres	X	X	X	X	X	X	X	X	X
	Conservation			X	X	X	X	X	X	X	X	X	X	X
		Mobile home park		125,000	125,000	200	20%	1	15	X	15	20	50	40
		Single mobile home		6,000	7,000	50	X	1	15	X	15	10	20	25
			Public utility	X	X	X	X	X	X	X	X	X	X	X
P-C		Educational		— Dimensional requirements as set by the Planning Board under Section 118-18 —										
C	Agriculture			2 acres	2 acres	X	X	X	X	X	X	X	X	X
	1-family dwelling:			15,000	20,000	65	25%	2 1/2	35	25	15	10	20	50
	2-family dwelling:			20,000	25,000	65	25%	2 1/2	35	25	15	10	20	50
	Conservation			X	X	X	X	X	X	X	X	X	X	X
		Self-storage		20,000	20,000	80	40%	2	30	30	15	10	20	35
		Publishing and printing		15,000	20,000	80	30%	2	30	30	15	10	20	35
		Cemeteries		X	X	X	X	X	X	X	X	X	X	X
		Municipal		X	X	X	X	X	X	X	X	X	X	X
		Stable-public		2 acres	2 acres	X	X	X	X	X	X	X	X	X
		Laundrettes***		15,000	X	65	30%	2	30	30	15	10	20	35
		Veterinary hospital		25,000	25,000	80	30%	2	30	30	15	15	40	50
		Car wash		25,000	25,000	80	30%	2	30	40	25	15	40	50
		Retail store (neighborhood)		10,000	10,000	80	30%	2	30	30	15	10	30	50
		Retail store (major)		40,000	40,000	100	30%	2	30	35	20	15	40	50
		Restaurant (neighborhood)		20,000	25,000	80	30%	2	30	30	15	15	40	50
		Restaurant (major)		30,000	40,000	100	30%	2	30	35	20	20	40	50
		Garage – storage		20,000	20,000	80	50%	3	35	25	20	15	30	35
		Parking lot		X	X	X	X	X	X	X	X	X	X	X
		Lodge and club		20,000	25,000	100	30%	2	30	25	20	15	40	50
		Hotel, inn, motel		750/unit	750/unit	100	40%	2	30	35	25	15	40	35
		General services		15,000	15,000	80	30%	2	30	25	20	10	25	40
		Funeral home		25,000	25,000	100	35%	2 1/2	35	35	25	20	50	50
		Financial		15,000	15,000	80	35%	2	30	25	20	15	30	40
		Day care-center		15,000	20,000	80	30%	2	30	25	20	15	30	40
		Commercial rec.		25,000	25,000	80	30%	2	30	25	20	15	30	40
		Business/professional office		10,000	15,000	65	35%	2 1/2	35	25	15	10	25	40

ZCNING

District	Permitted Principal Uses (Building Permit)	Site Plan Review Uses (Planning Board)	Special Permit Uses (ZBA)	Minimum Lot Sizes (square feet or acres)			Lot Coverage Maximum Coverage	Maximum Building Height		Front Yard		Side Yard		Rear Yard
				Area With Sewer	Area Without Sewer	Width of Frontage (feet)		(stories)	(feet)	(State and County Highways)	(Town Highways)	(one)	(total)	
C (continued)		Building trade shop		15,000	15,000	80	35%	2 1/2	35	25	15	10	30	40
		Amusement facility		15,000	15,000	80	35%	2 1/2	35	25	15	10	30	40
		Garage – commercial		15,000	15,000	80	35%	2	30	25	20	10	20	40
			Rooming house	X	X	X	X	X	X	X	X	X	X	X
			Educational	X	X	X	X	X	X	X	X	X	X	X
			Hospital***	45,000	X	100	25%	4	X	30	20	20	50	50
			Warehouse	25,000	25,000	80	35%	2 1/2	35	25	15	10	20	40
			Truck/bus terminal	40,000	40,000	100	35%	2	30	30	20	15	50	50
			Research and testing	25,000	25,000	80	35%	2 1/2	35	25	15	10	20	40
			Public utility	X	X	X	X	X	X	X	X	X	X	X
			Kennel	2 acres	2 acres	160	30%	2	30	50	40	50	100	100
			Auto/trailer/sales/rental	20,000	20,000	80	35%	2	30	30	20	15	30	50
			Auto body shop	15,000	15,000	80	35%	2	30	25	20	10	20	40
I	Agriculture			2 acres	2 acres	X	X	X	X	X	X	X	X	X
	Conservation			X	X	X	X	X	X	X	X	X	X	X
		Construction yard		20,000	20,000	80	35	2 1/2	35	25	20	15	25	40
		Lumber yard		20,000	20,000	80	35	2 1/2	35	25	20	15	25	40
		Publishing and printing		15,000	20,000	80	30	2 1/2	35	30	15	10	20	40
		Research and testing		25,000	25,000	80	35	2 1/2	35	25	15	10	20	40
		Truck/bus terminal		40,000	40,000	100	35	2 1/2	35	30	20	15	50	50
		Warehouse		25,000	25,000	80	35	2 1/2	35	25	15	10	20	40
		Self storage		20,000	20,000	80	40	2	30	30	15	10	20	40
		Light manufacturing		25,000	25,000	80	35	2 1/2	35	30	15	10	30	40
		Municipal		X	X	X	X	X	X	X	X	X	X	X
			Earth removal	X	X	X	X	X	X	X	X	X	X	X
			Manufacturing	40,000	40,000	100	35%	2 1/2	35	30	20	15	50	50
			Public utility	X	X	X	X	X	X	X	X	X	X	X
P-D	— Any legal use including a combination of uses (§ 118-17) Minimum 5 acres —													

NOTES:

*** Permitted only with public sewer and public water.