

PERMITTED USES SECTION 401	DENSITY PERMITTED	LOT REQUIRED		YARD REQUIRED				MAXIMUM LOT & COVER-AGE	MAXIMUM BUILDING HEIGHT		MINIMUM GROSS FLOOR AREA	REQUIRED (OFF STREET) PARKING (1 space = 10' x 20')	REQUIRED (OFF STREET) LOADING	SITE PLAN REVIEW	SIGNS	REMARKS
		AREA	WIDTH	PRINCIPAL USE		ACCESSORY USE			PRINCIPAL	ACCESSORY						
PRINCIPAL				ROAD FRONT	EACH SIDE	REAR	ROAD FRONT	EACH SIDE	REAR							
ACCESSORY																
RESIDENTIAL (R) 1. One (1) and two (2) family dwelling units 2. Religious institutions 3. Schools 4. Hospital and nursing homes 5. Public buildings and uses 6. Public parks 7. Electrical distributions and other public utility structures by special permit 8. Special uses upon issuance of Special Permit by the Board of Appeals as listed below and Article IV a. Community Center	One (1) Principal Building	1 ac	200'	40'	25'	40'	Not Permitted	20'	20'	20'	750 sq. ft.	Same as "A" District	Same as "A" District	Same as "A" District	See Sections 504-508	1. No height limitation for church steeple.
Section 402																
RESIDENTIAL MULTIPLE (RM) 1. Any use permitted in the Residential (R) District Section 401 2. Multiple family dwellings 3. Professional residence office 4. Special Uses as permitted in the R District following the issuance of a special permit	See Site Plan Review	3 ac	300'	50'	25'	50'	Not Permitted	20'	20'	20'	750 sq. ft.	Same as "R" District	Same as "R" District	Same as "R" District	See Sections 504-508	1. 3 ac. first 3 units 10,000 sq. feet for each additional Dwelling Unit

Agricultural "A" PERMITTED USES SECTION 403	DEN-SITY PER-MITTED	LOT REQUIRED		YARD REQUIRED			MAXIMUM LOT & COVER-AGE	MAXIMUM BUILDING HEIGHT		MINI-MUM GROSS FLOOR AREA	REQUIRED (OFF STREET) PARKING (1 space = 10' x 20')	REQUIRED (OFF STREET) LOADING (1 space = 12'x40')	SITE PLAN REVIEW	SIGNS	REMARKS
		AREA	WIDTH	PRINCIPAL USE	ACCESSORY USE	ROAD FRONT		EACH SIDE	REAR						
PRINCIPAL															
ACCESSORY															
Agricultural "A"															
1. Agricultural use	One (1) principal building	2 ac.	200'	50'	25'	40'	Not permitted	20'	30'	750 sq. ft.	1. Two (2) spaces for each dwelling unit. 2. One (1) space for each: a. Five (5) seats in religious institutions b. Each two (2) employees in a school. c. Each two (2) hundred square feet of a public building. d. All other uses as determined under site plan review. 3. See Section 502.	Two (2) spaces for all non-residential uses.	See Section 524 required for all uses except agricultural.	See Sections 504-508.	1. No height limitations except one (1) and two (2) family dwellings units. 2. See Sections 519 and 520.
2. One (1) family dwelling unit	See Section 515.														
3. Two (2) family dwelling unit															
4. Religious institutions															
5. Schools															
6. Hospital, nursing home															
7. Outdoor recreation															
8. Wildlife refuge															
9. Stable															
10. Cemetery															
11. One mobile home per parcel of land															
12. Special uses upon issuance of Special Permit by the Board of Appeals as listed below and Article VI:															
a. Home occupation															
b. Sand, gravel, stone, topsoil extraction per Section 511															
Extraction of Quarried Stone															

See regulations above.

Agricultural "A" PERMITTED USES SECTION 403	DEN-SITY PER-MITTED	LOT REQUIRED		YARD REQUIRED				MAXIMUM LOT & COVER-AGE	MAXIMUM BUILDING HEIGHT		MINI-MUM GROSS FLOOR AREA	REQUIRED (OFF STREET) PARKING (1 space = 10' x 20')	REQUIRED (OFF STREET) LOADING (1 space = 12'x40')	SITE PLAN REVIEW	SIGNS	REMARKS		
		AREA	WIDTH	PRINCIPAL USE		ACCESSORY USE			PRIN-CIPAL	ACCES-SORY								
PRINCIPAL Agricultural "A"				ROAD FRONT	EACH SIDE	REAR												
ACCESSORY				ROAD FRONT	EACH SIDE	REAR												
12. Special uses upon issuance of Special Permit (cont'd): c. Public utility substation d. Airport, aircraft landing strip e. Family unit *f. Public garages *g. Rental store **h. Sawmills i. Resorts (hotels, motels, cabins, boarding houses, bed & breakfasts) j. Hunting, fishing, gun and riding clubs k. Combination resorts and hunting camps l. Boys and girls camps m. Golf courses n. Recreation clubs (yacht, boat, beach, golf, country) o. Other uses upon the finding by the Town ZBA that such use is the same general character as those permitted	One (1) principal building See Section 515.	2 ac.	200'	50'	25'	40'	Not permitted	20'	30'	30%	35'	See remarks	750 sq. ft.	1. Two (2) spaces for each dwelling unit. 2. One (1) space for each: a. Five (5) seats in religious institutions b. Each two (2) employees in a school. c. Each two (2) hundred square feet of a public building. d. All other uses as determined under site plan review. 3. See Section 502.	Two (2) spaces for all non-residential uses.	See Section 524 required for all uses except agricultural.	See Sections 504-508.	1. No height limitations except one (1) and two (2) family dwellings units. 2. See Sections 519 and 520.

See regulations above.

PERMITTED USES SECTION 406	DENSITY PERMITTED	LOT REQUIRED		YARD REQUIRED				MAXIMUM LOT & COVER-AGE	MAXIMUM BUILDING HEIGHT	MINI-MUM GROSS FLOOR AREA	REQUIRED PARKING (OFF STREET) (1 space = 10' x 20')	REQUIRED (OFF STREET) LOADING (1 space = 12' x 40')	SITE PLAN REVIEW	SIGNS	REMARKS
		AREA	WIDTH	PRINCIPAL USE	ACCESSORY USE	ROAD FRONT	EACH SIDE								
PRINCIPAL															
SPECIAL(S) (Continued) and which will not be deemed to be other uses within the district or to adjoining land uses															

FOR SPECIAL DISTRICT PREVIOUS PAGE

SEE REGULATIONS ON

SEE REGULATIONS ON

DISTRICT

Mobile Home "R-MH" District PERMITTED USES SECTION 404	DENSITY PERMITTED	LOT REQUIRED	YARD REQUIRED				MAXIMUM LOT & COVER-AGE	MAXIMUM BUILDING HEIGHT	MINIMUM GROSS FLOOR AREA	REQUIRED (OFF STREET) PARKING (1 space = 10' x 20')	REQUIRED (OFF STREET) LOADING (1 space = 12'x40')	SITE PLAN REVIEW	SIGNS	REMARKS
			PRINCIPAL USE	ACCESSORY USE	ROAD FRONT	ROAD REAR								
PRINCIPAL		AREA WIDTH	ROAD FRONT	ROAD REAR	ROAD EACH SIDE	ROAD REAR	PRINCIPAL	ACCESSORY	(1 space = 10' x 20')	(1 space = 12'x40')				
MOBILE HOME (R-MH) 1. Any uses permitted in an Agricultural "A" District. Uses permitted in an "A" district by Special Permit shall require a Special Permit in "R-MH" districts. 2. Mobile Home 3. Mobile Home Parks	One (1) principal building See Section 515	For Mobile Home uses, see the Town of Sanford's Mobile Home Local Law #1-1979 effective August 16, 1979.	For Mobile Homes uses, see the Town of Sanford's Mobile Home Local Law #1-1979, effective August 16, 1979.				For Mobile Home uses, see the Town of Sanford's Mobile Home Local Law #1-1979, effective August 16, 1979.		For Mobile Home uses, see the Town of Sanford's Mobile Home Local Law #1-1979, effective August 16, 1979.				For Mobile Home uses, see the Town of Sanford's Mobile Home Local Law #1-1979, effective August 16, 1979. For all other uses, see the bulk requirements for Section 403.	

PERMITTED USES SECTION 405	DEN- SITY PER- MITTED	LOT REQUIRED		YARD REQUIRED						MAXI- MUM LOT & COVER- AGE	MAXIMUM BUILDING HEIGHT		MINI- MUM GROSS FLOOR AREA	REQUIRED (OFF STREET) PARKING (1 space = 10' x 20')	REQUIRED (OFF STREET) LOADING	SITE PLAN REVIEW	SIGNS	REMARKS	
		AREA	WIDTH	PRINCIPAL USE			ACCESSORY USE				PRIN- CIPAL	ACCES- SORY							
				FRONT	REAR	EACH SIDE	FRONT	EACH SIDE	REAR										
PRINCIPAL	ACCESSORY																		
<u>COMMERCIAL DISTRICTS (C)</u> (Continued)																			
16. Hotel																			
17. Theater-Indoor Recreation																			
18. Bowling alley																			
19. Banks																			
20. Automobiles, truck, mobile home sales and service																			
21. Animal hospital																			
22. Machinery and equipment sales																			
23. Drive-in theater																			
24. Drive-in food service																			
25. Community center																			
26. The following uses are permitted upon review by the Town Planning Board and after issuance of a special use permit by the Town Board or Appeals. A site plan must be submitted with request for a special use permit, as regulated under Section 579 of this Local Law.																			
a. Shopping plaza																			
b. Gasoline station																			
c. Car wash																			
d. Motel																			
e. Adult uses																			

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PERMITTED USES SECTION 405	DEN- SITY PER- MITTED	LOT REQUIRED			YARD REQUIRED						MAXI- MUM LOT & COVER- AGE	MAXIMUM BUILDING HEIGHT		MINI- MUM GROSS FLOOR AREA	REQUIRED (OFF STREET) PARKING (1 space = 10x20')	REQUIRED (OFF STREET) LOADING	SITE PLAN REVIEW	SIGNS	REMARKS	
		AREA	WIDTH	PRINCIPAL USE			ACCESSORY USE			PRIN- CIPAL		ACCES- SORY								
				FRONT	REAR	EACH SIDE	FRONT	EACH SIDE	REAR											
PRINCIPAL	ACCESSORY																			
COMMERCIAL DISTRICTS (C) (Continued)																				
f. Other uses upon the finding by the Town Board of Appeals that such use is of the same general character as those permitted and which will not be detrimental to other uses within the district or to the adjoining land uses.																				

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FOR COMMERCIAL DISTRICT
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DISTRICT

PERMITTED USES SECTION 407	DEN- SITY PER- MITTED	LOT REQUIRED		YARD REQUIRED						MAXI- MUM LOT & COVER- AGE	MAXIMUM BUILDING HEIGHT		MINI- MUM GROSS FLOOR AREA	REQUIRED (OFF STREET) PARKING (1 space = 10' x 20')	REQUIRED (OFF STREET) LOADING (1 space = 12'x40')	SITE PLAN REVIEW	SIGNS	REMARKS	
		AREA	WIDTH	PRINCIPAL USE		ACCESSORY USE					PRIN- CIPAL	ACCES- SORRY							
				FONT	EACH SIDE	REAR	FRONT	EACH SIDE	REAR										
PRINCIPAL <u>LIMITED INDUSTRIAL (L-I)</u> 1. Any uses permitted in the Commercial (C) District, residential uses are not permitted 2. Laboratories 3. Research Institutes 4. Blue Printing 5. Photostating 6. Warehouse 7. Wholesale business 8. Public utility structures 9. Trucking and freight terminals 10. Truck sales 11. Auto and equipment sales 12. Repairs and service shops 13. Building materials and equipment sales 14. Accessory uses 15. The following uses are permitted upon review by the Town Planning Board and after issuance of a special use permit by the Town Board of Ap- peals. A site plan must be submitted with re- quest for a special use permit, as regulated under Section 605-610 of this Local Law.	See Site Plan	2 ac	200'	75'	25'	50'		Same as principal use	35	20'		1. One (1) space for every 300 square feet of floor space.	1. One (1) space for every 5000 square feet of floor space.	See Section 524	See Sections 504-508				
																		SEE REGULATIONS ABOVE	SEE REGULATIONS ABOVE

PERMITTED USES SECTION 407	DENSITY PERMITTED	LOT REQUIRED		YARD REQUIRED						MINIMUM LOT & COVER-AGE	MAXIMUM BUILDING HEIGHT		MINIMUM GROSS FLOOR AREA	REQUIRED (OFF STREET) PARKING (1 space = 10' x 20')	REQUIRED (OFF STREET) LOADING (1 space = 12' x 40')	SITE PLAN REVIEW	SIGNS	REMARKS	
		AREA	WIDTH	PRINCIPAL USE			ACCESSORY USE				PRINCIPAL	ACCESSORY							
				ROAD FRONT	EACH SIDE	REAR	ROAD FRONT	EACH SIDE	REAR										
PRINCIPAL <u>LIMITED (L-1)</u> <u>INDUSTRIAL</u> (Continued) a. Gasoline stations b. Industrial parks c. Car washes **d. Sawmills e. Other uses upon the finding by the Board of Appeals that such use is of the same general character as those permitted and which will not be detrimental to other uses within the district or to adjoining uses.																			
		SEE REGULATIONS												SEE REGULATIONS	FOR LIMITED ON PREVIOUS	INDUSTRIAL PAGE		DISTRICT	