
Town of Tyre Zoning Law

Chapter 100

03/22/2021

ATTENTION-GETTING DEVICE – Any flag, streamer, spinner, light, balloon or similar device or ornamentation used for purposes of attracting attention for promotion.

AWNING – A movable and/or retractable ornamental roof-like protective cover over a door, entrance, window or outdoor service area that projects from the face of a structure and is constructed of durable materials, including but not limited to metals, fabrics and/or plastics.

~~**BANK** – A commercial establishment used primarily for conducting financial business and transactions.~~

~~**BANK OR FINANCIAL INSTITUTION** – A business or entity which provides financial services which may include, but are not limited to, loans, savings, checking, money management and other similar services (ie: ATM Machines) and includes, but it not limited to banks, savings and loan associations, credit unions, finance companies, and mortgage companies.~~

BANNER – Any sign of lightweight fabric or similar material mounted permanently to a pole or a building by one or more edges.

BAR OR TAVERN – A business establishment with a New York State Liquor License authorizing sale of liquor for on-premises consumption in which liquor sales represent 25 percent or more of sales receipts.

BASEMENT – That portion of a building that is partly or completely below grade.

BED AND BREAKFAST – An owner-occupied structure resulting from a conversion of a single-family dwelling where rooms are rented to guests for generally less than a stay of two weeks and where meals produced on premises shall only be provided to those individuals staying at the bed-and-breakfast. The maximum number of rented rooms permitted in a bed-and-breakfast shall be limited to five (5). A bed-and-breakfast does not qualify as a home occupation use.

BERM – An earthen mound designed to provide visual barrier and/or screen undesirable views and/or decrease noise.

BILLBOARD – A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any uses of premises wherein it is displayed or posted.

BOARDING OR ROOMING HOUSE – An owner occupied dwelling where not less than two (2) or no more than ten (10) unrelated persons are furnished sleeping accommodations or lodged for a fee with or without meals.

BUILDING – Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, property recreational or business activity.

BUILDING, PRINCIPAL – A building conducting the main use of the lot on which said building is located.

BUILDING AREA – The aggregate of the areas of all enclosed and roofed spaces of the principal building and all accessory buildings; such areas computed by using outside building dimensions measured on a horizontal plane at ground level.

BUILDING FRONTAGE – The width of a building or dwelling facing a street or public parking lot; in the case of a corner lot, it may be the length of the building that faces the principal street or length of wall that contains the primary entrance to the use(s) therein.

BUILDING HEIGHT – The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck-line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

DWELLING, ATTACHED OR ROW – A single-family dwelling, with party walls separating it from adjacent dwelling units on both sides with fire resistive walls as required by the NYS Uniform Code.

DWELLING, MULTI-FAMILY – A building or portion thereof containing three or more dwelling units designed or used for occupancy by three or more families living independently of each other.

DWELLING, SINGLE-FAMILY – A Dwelling Unit designed for or occupied exclusively by one or more persons living as a single-family.

DWELLING, TWO-FAMILY – A building containing two Dwelling Units and used or intended to be used exclusively for occupancy by two families living independently of each other, or two single-family dwellings having a party wall in common.

DWELLING UNIT – The area within a Dwelling arranged or designed to be occupied exclusively as a home or residence for not more than one (1) family. One or more rooms providing living facilities for one family or housekeeping unit, including equipment for cooking, living and sleeping purposes and provisions for the same.

EASEMENT – The authorization by property owner for use by another, for a specified purpose, of any designated part of such property.

ENGINEER or LICENSED PROFESSIONAL ENGINEER – A person licensed as a professional engineering by the State of New York.

EQUINE OPERATION, COMMERCIAL – *a farm operation as defined by New York State Agriculture and Markets Law that consists of at least seven acres, stables ten horses regardless of ownership and grosses \$10,000 in revenues generated from activities such as boarding, trail riding, riding lessons, training and therapeutic riding.*

EQUINE OPERATION, PRIVATE – Premises on which is maintained not more than one horse, not the property of the proprietor, and includes horses of the proprietor not maintained for commercial purposes; is accessory to a farm or dwelling.

ESCORT – A person who, for a fee, tip, or other consideration, agrees or offers to any of the following; act as a companion, guide, or date for another person; or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

ESCORT AGENCY – A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its business purposes for a fee, tip, or other consideration.

ESTABLISHMENT – An institution or place of business, with its fixtures and organized staff.

EVENT CENTER – *Is a multi-purpose venue facility hosting special events such as graduation, weddings, anniversaries, holiday gatherings, trade shows, corporate functions or parties, and general get-togethers. An event center could typically have a catering kitchen, indoor and/or outdoor seating and a stage or event area.*

EXTERIOR ENTRANCE – A direct entrance from a public way to a habitable or occupied space.

FAMILY-

A Includes:

- 1) One, two, or three persons occupying a dwelling unit; or
- 2) Four or more persons occupying a dwelling unit and living together as a traditional family or the functional equivalent of a traditional family.

KILOWATT-HOUR (kWh) – A unit of energy equivalent to one Kilowatt (1 kW) of power expended for one (1) hour of time.

LABORATORY, RESEARCH/EXPERIMENTAL - A building or groups of buildings in which facilities are located for scientific research, investigation, materials testing, or experimentation, but not facilities for the manufacture or sale of products.

LARGE-SCALE SOLAR ENERGY SYSTEM - A Solar Energy System that produces over 12 Kilowatts (kW) per hour of energy which primarily serves buildings or structures to which the system is not attached. The maximum amounts of electric generated by the system and the maximum area of land upon which the system shall be erected are as follows:

- A Up to one (1) Megawatt per hour on a parcel of land no larger than ten (10) acres, excluding any easement for accessing the parcel; or
- B Over one (1) but not to exceed two (2) Megawatt per hour on a parcel of land no larger than twenty (20) acres, excluding any easement for accessing the parcel.

LANDFILL – A lot of land or part thereof used primarily for the disposal, by abandonment, dumping, burial, burning or any other means and for whatever purpose, of garbage, sewage (exclusive of agricultural manures and slurries), trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

LANDSCAPED AREA – An area of a Site Plan not consisting of structures or pavement. Landscaped area shall consist of those areas on a Site Plan that are planted, seeded or provide similar vegetative or landscaped cover, including ponds.

LAUNDROMAT – An establishment with coin-operated washing machines and dryers for public use.

LIGHT INDUSTRY – See —Light Manufacturing.

LIGHT MANUFACTURING – A facility which manufactures, designs, assembles, or processes a product for wholesale or retail. The industry does not produce high volumes of polluting wastes and is compatible with other uses of the district.

LIGHT TRESPASS – The shining of light produced by a luminaries' beyond the boundaries of the property on which the luminary is located.

LIVESTOCK – Animals commonly raised for food, fiber, work, or other commercial purposes, including, but not limited to cattle/cows, poultry, mules, llamas, alpacas, sheep, goats, swine, horses and ponies.

LOADING SPACE - An area, other than a street or alley, on the same lot with a building or a group of buildings permanently reserved and maintained for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

LOGO – Any picture, shape or drawing, with or without letters or words, used to identify a product, service, business or organization.

LOT – A parcel of land considered as a unit, devoted to a certain use or occupied by a building or a group of buildings that are united by a common interest or use and the customary accessory use and open spaces belonging to the same.

LOT ALTERATION – Any change in the dimension or orientation of a lot line not resulting in or constituting subdivision or re-subdivision as defined herein, where there is no increase in the number of lots and no reconfigured lot is in excess of 10,000 square feet in area.

ROADSIDE STAND, HOME PRODUCTS – a small, usually non-permanent structure for displaying and selling locally produced fruits and vegetables during the local growing season, or homemade baked goods or homemade food or craft products.

ROADSIDE STAND, OTHER – a small, usually non-permanent structure to display, promote, sell, barter, or peddle a variety of items typically distinct from those items described in Roadside Stand, Home Products and which may also be produced in remote locations rather local farms and/or residential properties.

SALVAGE YARD, COMMERCIAL – an establishment that is maintained, operated, or primarily used for storing, keeping, buying or selling salvaged material. “Salvaged material” generally means but is not limited to automobiles or parts thereof, batteries, brass, old or scrap copper, cardboard, glass, junked dismantled or wrecked appliance machines, paper, plastic, rope, textiles, trash, rubber debris, waste lumber, or iron, steel and other old or scrap ferrous or nonferrous material. The Town of Tyre Zoning Enforcement Officer shall have the discretion to determine if materials/items/objects in question meet the general intent of this definition.

~~**SCHOOLS (PUBLIC, PRIVATE)** – A kindergarten, primary and/or secondary school facility operated/not operated by a public school district but furnishing a comprehensive curriculum of academic instruction similar to that of a public school.~~

SCHOOL – A school is an educational institution designed to provide learning spaces and learning environments for the teaching of students (or “pupils”) under the director of teachers.

SCREEN – A method of reducing the impact of noise, glare and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls or any appropriate combination thereof.

SENIOR HOUSING – Assisted or Unassisted Housing for persons age 55 or older that may be an Active Adult Community, Adult Home, and Assisted Living Program, a Continuing Care Community, Subsidized Enriched Housing or Senior Housing without services, all of which recognized and defined by the New York State Office for the Aging.

SENSITIVE AREAS – Areas that include features such as steep slopes, wetlands, riparian areas, and other unique habitats.

SERVICE USE – Uses which provide skilled professional labor to consumers including insurance offices, restaurants, financial services, business-to-business consulting, and other similar services.

SETBACK – The minimal allowable horizontal distance from a given point or line of reference, such as a street right-of-way or lot line, and any structure on the lot measured to the shortest distance to the nearest vertical wall or other element of a building or structure, as defined herein, including terraces, porches, or any covered projection thereof, excluding steps. See attached Setbacks Diagram for examples. In the Town of Tyre, the minimum setback is to be measured from the road Right-of-Way (ROW) line for all Districts.

SHADE TREE – Usually a large deciduous tree planted for its high crown of foliage or overhead canopy.

SHADOW FLICKER – Intermittent shadows on the ground and stationary objects caused by the rotation of the blades of a Wind Energy Facility. Shadow flicker is typically not present when the sun is obscured by fog or clouds or the turbine is not operating.

SHOPPING CENTER – A group of retail and or service uses within a single building or group of buildings on separate lots with common access and shared parking providing a wide range of retail services, including, but not limited to, food, apparel and/or home furnishings.-

SHOPPING CENTER, GENERAL – A shopping center where the combined total of all retail and service uses has a gross floor area exceeding 20,000 square feet but not more than 250,000 square feet.

SHOPPING CENTER, REGIONAL – A shopping center where the combined total of all retail and service uses has a gross floor area exceeding 250,000 square feet.

SHORT-TERM RENTALS – A short-term rental is a single or two family dwelling that is rented for a period of less than 31 consecutive days. The rental includes an overnight sleeping accommodation and a bathroom access. The rental may be either an owner – occupied dwelling or a non-owner occupied dwelling, contracted through a booking agency.

SHRUB – A woody plant, smaller than a tree, consisting of several stems from the ground or small branches near the ground, may be deciduous or evergreen.

SIGN – Any material, structure or device, or part thereof, composed of lettered or pictorial matter which is located out-of-doors or on the exterior of any building or indoors as a window sign, displaying an advertisement, announcement, notice or name, and shall include any declaration, demonstration, display, representation, illustration or insignia used to advertise or promote the interest of any person or business or cause when such is placed in view of the general public.

SIGN AREA or SIGN SURFACE AREA – The entire area within a single continuous perimeter enclosing the extreme limits of lettering, representations, emblems or other figures, together with any material or color forming or an architectural feature as an integral part of the display or used to differentiate the sign from the background against which it is placed.

SIGN, A-FRAME – A portable sign with two or more steeply angled sides, also known as a sandwich sign.

SIGN, AWNING – Any sign that is a part of or attached to an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area. A marquee is not a canopy.

SIGN, BUILDING DIRECTORY – A sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.

SIGN, CHANGEABLE-COPY – A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

SIGN, CHANGEABLE COPY (MANUAL)- A sign the text or copy of which is either (a) changed manually in the field, i.e., reader boards with changeable letters, or (b) changed by human operator (not automatically) using a computer keyboard (not computer programmed).

SIGN, DIGITAL- A digital sign incorporates a technology allowing the sign face to change the image without the necessity of physically or mechanically replacing the sign face or its components. A digital sign includes any sign using any of the following technologies or characteristics: rotating, revolving, moving, flashing, blinking, “marching”, oscillating light source, moving picture, streaming video, strobe lighting, lasers, beacons, or animated display signs, and any sign display that incorporates rotating panels, LED lights manipulated through digital input, electronic message centers, or other similar methods or technologies that permit a sign face to present different images or displays. Digital signs also include any sign that has, or appears to contain, movement or that appears to change, caused by a method other than physically removing and replacing the sign or its components, whether the real or apparent movement or change is in the display, the sign itself, or any other part of the sign.

SIGN, DIRECTIONAL – Any sign limited to directional messages, principally for pedestrian or vehicular traffic, such as —one-way, —entrance and —exit.

SIGN, FASCIA – See —sign, wall.

STORAGE FACILITY – Self storage or mini-warehouse facility. Commercial structures divided into spaces that are rented to consumers for storage of possessions on a weekly, monthly, or other similar periodic basis. Storage purpose only. No commercial operations are permitted.

STORY – That portion of a building between the surface of any floor and the surface of the floor next above, and any portion of a building used for human occupancy between the topmost floor and the roof. For purposes of height, measurement, in determining the permissible number of stories, not counted is the cellar.

STREET – A public or private thoroughfare, which affords the principal means of access to abutting property, including streets, roads, avenues, lanes or other traffic ways, between right-of-way lines.

STREET LINE – The line determining the limit of the highway right-of-way or the public street, either existing or contemplated.

STREET WIDTH – The width of the right-of-way, measured at right angles to the centerline of the street.

STREET PAVEMENT – The wearing or exposed surface of the roadway used by vehicular traffic.

STRUCTURE – Anything constructed or built, any edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground, including, but without limitation, swimming and wading pools, covered patios, towers, poles, etc., excepting outdoor areas such as paved areas, walks, tennis courts and similar recreation areas.

STRUCTURE, ACCESSORY – A building or pre-built structure which is customarily incidental and subordinate to and serves a principal building; is subordinate in area, extent or purpose to the principal building served; contributes to the comfort, convenience, or necessity of occupants of the principal building; and is located on the same lot as the principal building.

STRUCTURAL ALTERATIONS – Any change in the supporting members of a building or structure, such as bearing walls, columns, beams or girders.

STRUCTURE, MIXED USE – A structure which contains multiple uses, such as, but not limited to, retail, office, commercial or residential.

SUPERSTORE - Any retail store, operation or enterprise, which retail store, operation or enterprise has a combined gross floor area of 100,000 square feet or more, whether housed in all or part of a single building or in all or parts of multiple buildings. For the purposes of this definition, a retail business housed in multiple units of the same building (where said units historically were generally used and occupied by different business uses) or multiple buildings on the same lot or on adjacent lots shall be considered a single retail store, operation or enterprise, if the business or businesses within the individual units or buildings are owned, operated or controlled by a single entity, either directly or through affiliates. In addition, any building whose gross floor area equals or exceeds 10,000 square feet shall be considered a superstore if it contains one or more retail stores even if the building also contains a use or uses not classified as retail stores. A use defined otherwise in this section shall not be a superstore.

SURVEYOR – A person licensed as a professional land surveyor by the State of New York.

SWIMMING POOL – Any body of water contained within a receptacle for water, having a depth at any point greater than two feet, used or intended to be used for the sole purpose of swimming, and constructed, installed, or maintained in or above the ground. A swimming pool shall be deemed a structure for all purposes under this law. Ponds with earthen liners shall not be considered as being regulated under this definition.

The Town of Tyre Planning Board, when reasonable to do so, may waive any requirements, regulations and/or bulk standards which may apply to parking and/or signage regulations contained within the Commercial West (C-1) and Commercial East (C-2) zoning districts. The determination as to whether to grant the waiver shall be subject to consideration of the following factors: feasible alternatives, safety impacts, traffic impacts, consistency with the character of the neighborhood, including design, scale and land use intensity, and generally whether the benefit of the applicant outweighs any detriment to the neighboring properties and/or community at large.

100-81 Compliance with Sign Regulations

Signs may be erected and maintained only when in compliance with the following provisions:

- A. The following regulations apply to all permitted sign uses:
- 1) A permit shall be required for the erection, alteration, or reconstruction of any business or advertising sign.
 - 2) Signs must be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated. Free-standing signs shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of surface area.
 - 3) Signs, other than an official traffic sign, shall not be erected within the right-of-way lines of any street or highway.
 - 4) Signs shall not project beyond property lines, nor over public walk ways.
 - 5) Signs greater than fifty (50) square feet are not permitted within a residential (R) district.
 - 6) All signs shall conform to the minimum yard requirements of the district in which they are located, except as specified in the BULK TABLE of this law.
 - 7) Signs fronting on a public way shall be no closer to one another than two hundred (200) feet, excluding directional signs).
 - 8) Decorative flags and banners are considered signs for the purposes of this law, and are not permitted in any districts. The only exceptions are the flying of or display of the American flag, the New York State flag, and residential non-commercial decorative flags and banners.
 - 9) Except as otherwise noted in this law, a maximum of two (2) signs will be permitted per lot, except as otherwise indicated in this section, and elsewhere in this law.
- B. Business and advertising signs are permitted in High Density Residential (HDR), Commercial West (C-1), Commercial East (C-2), Industrial (I-1), and Mixed Use (MU) districts in accordance with the following regulations:
- 1) No sign shall exceed one hundred (100) square feet in area.
 - 2) The total number of signs on a business or industrial lot shall not exceed three (3), of which only two (2) may be free-standing.
 - 3) Where more than one establishment or business is located on one business or industrial lot, each establishment shall be permitted to have one (1) on-building sign, and may have a maximum of two (2) free-standing signs per lot, however, consolidation of signs onto a singular pylon, monument, or other sign structure is preferred and shall be encouraged in all cases not involving hardship reasons for being unable to accommodate the construction of same. Each individual sign shall be no more than fifty (50) square feet in area.
 - 4) No sign shall be higher than the height limit in the district where such sign is located.
 - 5) No sign fronting on the same side of a public way shall be permitted within two hundred (200) feet of a public or parochial school, library, church, hospital, or similar institution.
- C. Removal of signs
- Any sign now or hereafter existing which is dilapidated or unsafe, or no longer advertises a bona fide business conducted, or a product available for purchase by the public on the premises, shall be taken down and removed by the owner, agent, or person having the beneficial use of the building or structure or land upon which sign may be found within ten (10) days after written notification from the Zoning Enforcement Officer, and, upon failure to comply with such notice within the time specified in such order, the Zoning Enforcement Officer is hereby authorized to cause removal of such sign, and any expense incident thereto shall be paid by the owner of the building or structure or land to which such sign is attached.

residential districts nor sixteen (16) square feet in the business and industrial districts, providing:

- 1) Placement shall not exceed thirty (30) days unless a winner of a primary election wishes to use the same signs for a general election, in which case signs must be removed within ten (10) days after the general election.
 - 2) The names and addresses of the sponsor and the person responsible for removal are identified.
- O. Temporary, single-use promotional signs (including flags and banners), not exceeding six (6) square feet in the agricultural and residential districts, nor sixteen (16) square feet in the Town's commercial and industrial districts, providing:
- 1) Placement shall not exceed ten (10) days.
 - 2) The date of placement is clearly marked on the sign, and the sign is not reused at a later time.
- P. At Fueling Stations:
- 1) Integral graphics or attached price signs on fuel/gasoline pumps.
 - 2) Two auxiliary signs per station, each not exceeding two (2) square feet.
 - 3) One portable sign per station, not exceeding twelve (12) square feet and four (4) feet in height.
- Q. Signs required by state or federal law (such as vehicle inspection station signs) and signs identifying home offices of local public officials (such as Town Clerk or Justice of the Peace).

Article XI – Off-Street Parking and Loading Regulations

100-82 Intent

The intent of Article XI is to prevent or alleviate congestion on public streets and to promote the public safety and welfare by establishing standards for the provision of off-street parking and loading spaces. Parking and loading spaces are best utilized to the rear and sides of all buildings.

The Town of Tyre Planning Board, when reasonable to do so, may waive any requirements, regulations and/or bulk standards which may apply to parking and/or signage regulations contained within the Commercial West (C-1) and Commercial East (C-2) zoning districts. The determination as to whether to grant the waiver shall be subject to consideration of the following factors: feasible alternatives, safety impacts, traffic impacts, consistency with the character of the neighborhood, including design, scale and land use intensity, and generally whether the benefit of the application outweighs any detriment to the neighboring properties and/or the community at large.

100-83 Applicability

- A In all districts of the Town, at the time of any change of use or when any building or structure is erected, enlarged or increased, every industrial, business, institutional, recreational, residential or other use shall provide off-street parking for motor vehicles in accordance with the requirements of this and other applicable sections of these regulations, in particular, Town of Tyre Site Plan Review Regulations (Local Law No. 2 of 2015, as amended), and §100-50.
- B Loading spaces shall be provided and maintained on the same premises with every building or structure erected, occupied, enlarged or intended for a use involving the receipt or distribution by vehicles of material or merchandise. No such activity shall use public right-of-way or parking area for standing, loading and unloading services.
- C For any change of use, additional bus, taxi or passenger loading spaces may also be required.

100-84 Location of Required Spaces

Parking and loading spaces shall be located in accordance with the following:

- A In all districts of the Town, no part of any parking area fronting or adjacent to a street shall be closer than twenty (20) feet to the right-of-way. This minimum setback shall include all emergency service turn-around tees or offset driveways. Farm Stands are exempted.

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Appendix A: Bulk and Use Tables

Zone District: Agricultural (AG)	Use Classes	Minimum Lot Size (Acres)	Minimum Lot Width (Feet)
(AG) - P	Agricultural Operations	n/a	n/a
(AG) - P	Agricultural Services	3	200 150
(AG) - P	Churches and Religious Uses	3	200 150
(AG) - P	Dwelling, Single-Family	3 2	200 150
(AG) - P	Equine Operations	3	200 150
(AG) - P	Farm/Farmers Market	3 2	200 150
(AG) - P	Farmette	3	200 150
(AG) - P	Game Management	3	200 150
(AG) - P	Greenhouse, Agricultural	3	200 150
(AG) - P	Greenhouse, Commercial	3	200 150
(AG) - P	Greenhouse, Personal	3 2	200 150
(AG) - P	Home Based Business	n/a	n/a
(AG) - P	Home Occupations	n/a	n/a
(AG) - P	Horticultural Use	3 2	200 150
(AG) - P	Public Utilities	3	200 150
(AG) - P	Roadside Stand	3 n/a	200 150
(AG) - P	Veterinary Service	3	200 150
AG) - SP	Airfield/Landing Strip (Private)	10	200 -150
(AG) - SP	Bed and Breakfast	3 2	200 -150
(AG) - SP	Campground	10	200 -150
(AG) - SP	Cemetery	3	200 -150
(AG) - SP	Commercial Distilling of Alcohol	3	200 -150
(AG) - SP	Craft Brewery, Winery	3	200 -150
(AG) - SP	Dwelling, Two-Family	6 4	200 -150
(AG) - SP	Event Center	3	150
(AG) - SP	Gasoline Station	3	200 -150
(AG) - SP	Golf Course, Public/Private	20	200 -150
(AG) - SP	Kennel	3	200 -150
(AG) - SP	Marina	3	200 -150
(AG) - SP	Motor Vehicle Repair Shop/Station	3	200 -150
(AG) - SP	Outdoor Recreation	3	200 -150
(AG) - SP	Private Club	3	200 -150
(AG) - SP	Recreational Area	3	200 -150
(AG) - SP	Recreational Sports Complex	3	200 150
(AG) - SP	Restaurant	3	200 -150
(AG) - SP	School	3	150
(AG) - SP	Small Engine Repair	3	200 -150
(AG) - SP	Short Term Rental	3	150
(AG) - SP	Woodworking/Metal Shop	3	200 -150

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Appendix A: Bulk and Use Tables

For all use classes within Zoning District Agricultural, the following apply:

1. Zoning permits are required for all uses, changes of use, and new construction, unless otherwise exempted.
2. Government and Essential Services (fire, emergency medical service, police, etc.) are permitted in all Zoning Districts.
3. Supplemental uses may be allowable in all Zoning Districts, but may not be specifically referenced within these Bulk and Use Tables (See Article VIII).
4. Minimum lot width is to be determined at the front property line for all Zoning Districts.
5. Minimum green space 30%, ~~not~~ including stormwater management areas.
6. Maximum building height 35 feet.
7. Minimum setback is to be measured from the road Right-of-Way (ROW) line for all Zoning Districts.
 - a. Setback front, Town/County road 60 feet, State road 80 feet.
 - b. Setback side ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.
 - c. Setback rear ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.

P - Allowable Use

SP - Special Permit Required

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Appendix A: Bulk and Use Tables

Zone District: High Density Residential (HDR)	Use Classes	Minimum Lot Size (Acres) <i>with water and sewer</i>	Minimum Lot Size (Acres) <i>Without water and sewer</i>	Minimum Lot Width (Feet)	Minimum Lot Width (Feet)
(HDR) - P	Agricultural Operations	n/a	n/a	n/a	n/a
(HDR) - P	Churches and Religious Uses	3	3	150	200
(HDR) - P	Dwelling, Attached of Row	1	3	150	200
(HDR) - P	Dwelling, Multi-Family	1	3-4	150	200
(HDR) - P	Dwelling, Single-Family	1	3-2	150	200
(HDR) - P	Dwelling, Two-Family	1	3-2	150	200
(HDR) - P	Farm/Farmers Market	1	3-2	150	200
(HDR) - P	Greenhouse	1	3-2	150	200
(HDR) - P	Group Home	3	6	150	200
(HDR) - P	Home Based Business	n/a	n/a	n/a	n/a
(HDR) - P	Home Occupations	n/a	n/a	n/a	n/a
(HDR) - P	Roadside Stand	1 n/a	n/a	150 n/a	200
(HDR) - P	Schools, Public/Private	3	3	150	200
(HDR) - P	Senior Housing	3	6	150	200
(HDR) - SP	Bed and Breakfast	1	3-2	150	200
(HDR) - SP	Horticultural Use	1	3-2	150	200
(HDR) - SP	Motor Vehicle Repair Shop/Station	1	3	150	200
(HDR) - SP	Recreational Area, Trails	2	4	150	200
(HDR) - SP	Retail	1	3	150	200
(HDR) - SP	Swimming Pool, Public	1	3	150	200
(HDR) - SP	Veterinary Services	1	3-2	150	200

For all use classes within Zoning District High Density Residential, the following apply:

1. Zoning permits are required for all uses, changes of use, and new construction, unless otherwise exempted.
2. Government and Essential Services (fire, emergency medical service, police, etc.) are permitted in all Zoning Districts.
3. Supplemental uses may be allowable in all Zoning Districts, but may not be specifically referenced within these Bulk and Use Tables(See Article VIII).
4. Minimum lot width is to be determined at the front property line for all Zoning Districts.
5. Minimum green space 30%, ~~n/a~~ including stormwater management areas.
6. Maximum building height 35 feet.
7. Minimum setback is to be measured from the road Right-of-Way (ROW) line for all Zoning Districts.
 - a. Setback front, Town/County road 60 feet, State road 80 feet.
 - b. Setback side ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.
 - c. Setback rear ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.

P - Allowable Use

SP - Special Permit Required

Town of Tyre Zoning Law

Appendix A: Bulk and Use Tables

Zone District: Commercial District West (C-1)	Use Classes	Minimum Lot Size (Acres) <i>with water and sewer</i>	Minimum Lot Size (Acres) <i>without water and sewer</i>	Minimum Lot Width (Feet)
(C-1) - P	Agricultural Operations	n/a	n/a	n/a
(C-1) - P	Animal Sales and Grooming	1	3	150
(C-1) - P	Bank	1	3	150
(C-1) - P	Bar or Tavern	1	3	150
(C-1) - P	Churches and Religious Uses	3	3	150
(C-1) - P	Convenience Store	1	3	150
(C-1) - P	Daycare Center	1	3	150
(C-1) - P	Drive-in Facility	1	3	150
(C-1) - P	Dwelling, Multi-Family	1	3	150
(C-1) - P	Dwelling, Single-Family	1	2	150
(C-1) - P	Farm/Farmers Market	1	3	150
(C-1) - P	Fueling Station	1	3	150
(C-1) - P	Horticultural Use	1	3	150
(C-1) - P	Hotel	1	3	150
(C-1) - P	Inn	1	3	150
(C-1) - P	Kennel	1	3	150
(C-1) - P	Mini Mall	1	3	150
(C-1) - P	Motel	1	3	150
(C-1) - P	Motor Vehicle Repair	1	3	150
(C-1) - P	Motor Vehicle Wash	1	3	150
(C-1) - P	New Automobile Dealership	5	5	150
(C-1) - P	Personal Service Establishment	1	3	150
(C-1) - P	Professional Office	1	3	150
(C-1) - P	Recreation, Indoor Commercial	1	3	150
(C-1) - P	Recreational Area	1	3	150
(C-1) - P	Restaurant	1	3	150
(C-1) - P	Retail	1	3	150
(C-1) - P	Roadside Stand	1	3	150
(C-1) - P	Senior Housing	3	3	150
(C-1) - P	Shopping Center	1	3	150
(C-1) - P	Trucking Distribution Facility	1	3	150
(C-1) - P	Used Car Dealership	1	3	150
(C-1) - P	Veterinary Services	1	3	150
(C-1) - SP	Bank or Financial Institution	1	3	150
(C-1) - SP	School	1	3	150
(C-1) - SP	Short Term Rental	1	3	150
(C-1) - SP	Storage Facility	1	3	150

For all use classes within Zoning District Commercial West, the following apply:

1. Zoning permits are required for all uses, changes of use, and new construction, unless otherwise exempted.
2. Government and Essential Services (fire, emergency medical service, police, etc.) are permitted in all Zoning Districts.
3. Supplemental uses may be allowable in all Zoning Districts, but may not be specifically referenced within these Bulk and Use Tables (See Article VIII).
4. Minimum lot width is to be determined at the front property line for all Zoning Districts.
5. Minimum green space 30%, ~~not~~ including stormwater management areas.
6. Maximum building height 35 feet.
7. Minimum setback is to be measured from the road Right-of-Way (ROW) line for all Zoning Districts.
 - a. Setback front, Town/County road 60 feet, State road 80 feet.
 - b. Setback side ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.
 - c. Setback rear ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.

P - Allowable Use

SP - Special Permit Required

Town of Tyre Zoning Law

Appendix A: Bulk and Use Tables

Zone District: Commercial District East (C-2)	Use Classes	Minimum Lot Size (Acres)	Minimum Lot Size (Acres)	Minimum Lot Width (Feet)
		with water and sewer	without water and sewer	
(C-2) - P	Agricultural Operations	n/a	n/a	n/a
(C-2) - P	Agri-Tourism Based Retail	1	3 2	150
(C-2) - P	Animal Sales and Grooming	1	3	150
(C-2) - P	Churches and Religious Uses	3	3	150
(C-2) - P	Commercial Distilling of Alcohol	1	3	150
(C-2) - P	Craft Brewery, Winery	1	3	150
(C-2) - P	Dwelling, Single-Family	1	3 2	150
(C-2) - P	Dwelling, Two-Family	1	3	150
(C-2) - P	Farm/Farmers Market	1	3 2	150
(C-2) - P	Horticultural Use	1	3 2	150
(C-2) - P	Recreational Area	1	3	150
(C-2) - P	Roadside Stand	1 n/a	3 n/a	150 n/a
(C-2) - SP	Bank or Financial Institution	1	3	150
(C-2) - SP	Bed and Breakfast	1	3 2	150
(C-2) - SP	Convenience Store	1	3	150
(C-2) - SP	Drive-in Facility	1	3	150
(C-2) - SP	Event Center	1	3	150
(C-2) - SP	Gasoline Station	1	3	150
(C-2) - SP	Inn	1	3	150
(C-2) - SP	Laundromat	1	3	150
(C-2) - SP	Personal Service Establishment	1	3 2	150
(C-2) - SP	Professional Office	1	3	150
(C-2) - SP	Recreation, Indoor Commercial	1	3	150
(C-2) - SP	Restaurant	1	3	150
(C-2) - SP	Retail	1	3	150
(C-2) - SP	School	1	3	150
(C-2) - SP	Short Term Rental	1	3	150
(C-2) - SP	Storage Facility	1	3	150
(C-2) - SP	Trucking Distribution Facility	1	3	150
(C-2) - SP	Used Car Dealership	1	3	150

For all use classes within Zoning District Commercial East, the following apply:

1. Zoning permits are required for all uses, changes of use, and new construction, unless otherwise exempted.
2. Government and Essential Services (fire, emergency medical service, police, etc.) are permitted in all Zoning Districts.
3. Supplemental uses may be allowable in all Zoning Districts, but may not be specifically referenced within these Bulk and Use Tables (See Article VIII).
4. Minimum lot width is to be determined at the front property line for all Zoning Districts.
5. Minimum green space ~~35%~~ 30%, ~~not~~ including stormwater management areas.
6. Maximum building height 35 feet.

7. Minimum setback is to be measured from the road Right-of-Way (ROW) line for all Zoning Districts.
 - a. Setback front, Town/County road 60 feet, State road 80 feet.
 - b. Setback side ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.
 - c. Setback rear ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.

P – Allowable Use

SP – Special Permit Required

Town of Tyre Zoning Law

Appendix A: Bulk and Use Tables

Zone District: Commercial Industrial (I)	Use Classes	Minimum Lot Size (Acres)	Minimum Lot Size (Acres)	Minimum Lot Width (Feet)
		with water and sewer	without water and sewer	
(I) – P	Light Industry	1	3	150
(I) – P	Light Manufacturing	1	3	150
(I) – P	Machine Shop	1	3	150
(I) – P	Machinery and Transportation Equipment Sales, Services and Repair	1	3	150
(I) – P	Motor Vehicle Repair Shop/Station	1	3	150
(I) – P	Small Engine Repair	1	3	150
(I) – P	Woodworking Metal/Shop	1	3	150
(I) – SP	Adult Uses	1	3	150
(I) – SP	Concrete/Asphalt Plant	1	3	150
(I) – SP	Recycling Facility	1	3	150
(I) – SP	Storage Facility	1	3	150
(I) – SP	Trucking, Distribution Facility	1	3	150

For all use classes within Zoning District Industrial, the following apply:

1. Zoning permits are required for all uses, changes of use, and new construction, unless otherwise exempted.
2. Government and Essential Services (fire, emergency medical service, police, etc.) are permitted in all Zoning Districts.
3. Supplemental uses may be allowable in all Zoning Districts, but may not be specifically referenced within these Bulk and Use Tables (See Article VIII).
4. Minimum lot width is to be determined at the front property line for all Zoning Districts.
5. Minimum green space 10%, ~~not~~ including stormwater management areas.
6. Maximum building height 35 feet.
7. Minimum setback is to be measured from the road Right-of-Way (ROW) line for all Zoning Districts.
 - a. Setback front, Town/County road 60 feet, State road 80 feet.
 - b. Setback side 20 feet.
 - c. Setback rear 20 feet.

P – Allowable Use

SP – Special Permit Required

Town of Tyre Zoning Law

Appendix A: Bulk and Use Tables

Zone District: Mixed-Use (MU)	Use Classes	Minimum Lot Size (Acres)	Minimum Lot Size (Acres)	Minimum Lot Width (Feet)
		with water and sewer	without water and sewer	
(MU) – P	Agricultural Operations	n/a	n/a/	n/a
(MU) – P	Animal Sales and Grooming	1	3 2	200 150
(MU) – P	Churches and Religious Uses	3	3	200 150
(MU) – P	Daycare Center	1	3 2	200 150
(MU) – P	Dwelling, Single-Family	1	3 2	200 150
(MU) – P	Farm / Farmers Market	1	3 2	200 150
(MU) – P	Greenhouse	1	3 2	200 150
(MU) – P	Home Based Business	4 n/a	3 n/a	200 150 n/a
(MU) – P	Home Occupations	4 n/a	3 n/a	200 150 n/a
(MU) – P	Personal Service Establishment	1	3 2	200 150
(MU) – P	Professional Office	1	3 2	200 150
(MU) – P	Recreational Area	1	3 2	200 150
(MU) – P	Retail	1	3 2	200 150
(MU) – P	Roadside Stand	4 n/a	3 n/a	200 150 n/a
(MU) –SP	Agricultural Services	n/a	n/a	n/a
(MU) –SP	Bed and Breakfast	1	3 2	150
(MU) –SP	Convenience Store	1	3	200 150
(MU) –SP	Commercial Distilling of Alcohol	1	3	200 150
(MU) –SP	Dwelling, Multi-Family	1	3	200 150
(MU) –SP	Event Center	1	3 2	150
(MU) –SP	Motor Vehicle Repair Shop/ Station	1	3	200 150
(MU) –SP	School	1	3	150
(MU) –SP	Small Engine Repair	1	3 2	200 150
(MU) –SP	Short Term Rental	1	3	150
(MU) –SP	Storage Facility	1	3	150
(MU) –SP	Used Car Dealership	1	3	200 150
(MU) –SP	Woodworking/Metal Shop	1	3 2	200 150

For all use classes within Zoning District Mixed-Use, the following apply:

- Zoning permits are required for all uses, changes of use, and new construction, unless otherwise exempted.
- Government and Essential Services (fire, emergency medical service, police, etc.) are permitted in all Zoning Districts.
- Supplemental uses may be allowable in all Zoning Districts, but may not be specifically referenced within these Bulk and Use Tables (See Article VIII).
- Minimum lot width is to be determined at the front property line for all Zoning Districts.
- Minimum green space 30%, ~~n/a~~ including stormwater management areas.
- Maximum building height 35 feet.
- Minimum setback is to be measured from the road Right-of-Way (ROW) line for all Zoning Districts.
 - Setback front, Town/County road 60 feet, State road 80 feet.
 - Setback side ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.
 - Setback rear ~~30~~ 15 feet without water and sewer, ~~20~~ 15 feet with water and sewer.

P - Allowable Use
SP - Special Permit Required