

**Village of Stillwater  
Draft Zoning Law  
Article XI: Uses and Area Schedules  
Schedule of Uses and Off-Street Parking Requirements**

	Residential-1 (R1)	Residential-2 (R2)	Business (B)	R-1 Overlay (O)	Off-Street Parking Requirement
Accessory Use	P	P	P	P	To be determined by Planning Board
Adult Use			SP	SP	To be determined by Planning Board
Assisted Living, Adult Care Facility		SP	P	P	To be determined by Planning Board
Assembly Hall, Theater		SP	SP	SP	1 per 5 seats
Bed & Breakfast		SP	SP	SP	1 per guest room
Car Wash			SP	SP	1 per 2 washing bays or stalls
Child-care Center	SP	SP	P	P	1 per employee plus 1 per 10 students
Club (Public or Private)		SP	P	P	1 per 300 sq.ft.
Community, Governmental, Municipal	P	P	P	P	1 per 250 sq.ft.
Convenience Store			P	P	1 per 350 sq.ft.
Dwelling - Apartment, Multifamily		SP	SP	SP	2 per du
Dwelling - Townhouse		SP			2 per du
Dwelling 1-Family	P	P	P	P	2 per du
Dwelling 2-Family		SP	SP	SP	2 per du
Essential Services	SP	SP	SP	SP	To be determined by Planning Board
Financial Institution			P	P	1 per 300 sq.ft.
Funeral Home			SP	SP	1 per 5 person capacity
Greenhouse, Nurseries, Garden Shop			SP	SP	1 per 300 sq.ft.
Home Occupation	SP	SP	SP	SP	To be determined by Planning Board
Laundry & Dry Cleaning			SP	SP	1 per 250 sq.ft.
Light Industrial			SP	SP	1 per 600 sq.ft.
Marina			SP	SP	0.6 spaces per berths, moorings, or slips
Medical Services		SP	P	P	1 per 300 sq.ft.
Mixed Use (office, retail, residential)			SP	SP	To be determined by Planning Board
Museum or Art Gallery		SP	P	P	To be determined by Planning Board
Office		SP	P	P	1 per 500 sq.ft.
Office - Professional		SP	P	P	1 per 500 sq.ft.
Printing, Publishing			P	P	1 per 300 sq.ft.
Private Educational Facility			SP	SP	1 per 12 seats or students
Recreational Facility			SP	SP	To be determined by Planning Board
Religious Use	SP	SP			1 per 10 seats
Restaurant (Fast Food)			SP	SP	1 per 75 sq.ft.
Restaurant / Drinking Establishment			P	P	1 per 3 seats
Retail Business - Greater than 5,000 sf			SP	SP	1 per 250 sq.ft.
Retail Business - Less than 5,000 sf			P	P	1 per 300 sq.ft.
Retail Grocery			SP	SP	1 per 300 sq.ft.
Roadside Stand, Farm Stands			SP	SP	4 per establishment
Service Business or Personal			P	P	1 per 200 sq.ft.
Shopping Center			SP	SP	1 per 250 sq.ft.
Vehicle Service Station (Gasoline & Repair)			SP	SP	1 per pump plus 1per 200 sq ft of gross floor area

<b>P = Permitted Use (Site Plan required for all uses except one- and two-family dwellings.)</b>				
<b>SP = Special Use Permit</b>				
<b>If Blank use is prohibited</b>				
<b>N.A. = Not Applicable</b>				
<b>du = Dwelling Unit</b>				

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Schedule of Area, Yard and Bulk Requirements**

<b>Bulk Requirements</b>	<b>Residential-1 (R1)</b>	<b>Residential-2 (R2)</b>	<b>Business (B)</b>
Minimum Lot Area	20,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.
Maximum Lot Coverage	40%	60%	75%
Minimum Road Frontage	50 ft.	30 ft.	30 ft.
Mimimum Lot Width	50 ft.	30 ft.	30 ft.
<b>Yard Requirements</b>			
Front Yard	20 ft.	10 ft.	0 ft (minimum) 15 ft. (maximum)
Side Yard - One	15 ft.	5 ft.	5 ft.
Side Yard - Combined	30 ft.	10 ft.	10 ft.
Rear Yard	25 ft.	5 ft.	5 ft.
<b>Height</b>			
Maximum Height	2-story or 35 ft.	2-story or 35 ft.	3-story or 40 feet