

Town of Wilson Zoning Schedule

SF = Square feet
RV = Recreational vehicle

Districts	Minimum Lot Size	Yard Requirements												Greenbelt Reference
		Side				Rear				Greenbelt Requirement				
Permitted Uses	Special Permitt Uses	Area Covered (AC or ST)	With Compensating (%)	State County Highway (feet)	Front Town Highway (feet)	Local Highway (feet)	State County Highway (feet)	Side Town Highway (feet)	Local Highway (feet)		With Front On	State County Highway (feet)	Rear Town Highway (feet)	Local Highway (feet)
RD 200 Residential 200	Farm	10 AC	200	10%	125	100	100	25	25	25	50	50	50	—
	Dwelling (not more than 2 families)	1.5 AC	200	10%	125	100	100	75	75	75	50	50	50	75
	Church/temple	5 AC	200	10%	125	100	100	75	75	75	50	50	50	75
	Elementary school	10 AC	200	10%	125	100	100	75	75	75	50	50	50	75
	Secondary school	25 AC	200	10%	125	100	100	100	100	100	100	100	100	100
	Nursing home	5 AC	200	10%	125	100	100	50	50	50	50	50	50	50
	Cemetery	—	—	—	—	—	—	25	25	25	25	25	25	25
	Town facilities	—	—	—	—	—	—	—	—	—	—	—	—	50
	Public park	—	—	—	—	—	—	—	—	—	—	—	—	—
	Bar/night club	50 AC	200	10%	125	100	100	100	100	100	100	100	100	200
RD 200 Residential 200	Commercial/industrial	10 AC	200	10%	125	100	100	75	75	75	50	50	50	50
	Commercial/retail	1.5 AC	200	10%	125	100	100	50	50	50	50	50	50	50
	Vegetable fruit market	5 AC	200	10%	125	100	100	75	75	75	50	50	50	50
	Nursery/darb	20 AC	200	10%	125	100	100	75	75	75	50	50	50	50
	Camp/darb	50 AC	200	10%	125	100	100	100	100	100	100	100	100	100
	Campground	100 AC	200	10%	125	100	100	75	75	75	50	50	50	50
	Golf course	100 AC	200	10%	125	100	100	75	75	75	50	50	50	50
	Continuation of residential	10 AC	200	10%	125	100	100	75	75	75	50	50	50	50

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Districts	Permitted Uses	Minimum Lot Size		Maximum Coverage (%)	Street Right-of-Way (feet)	Front		Side		Rear		Greenbelt Street Right-of-Way (feet)	Reference
		Area (Ac or SF)	Width (feet)			Curb Road (feet)	Town Road (feet)	Local Road (feet)	With Front On Highway	With Front On Street	With Front On Highway		
	Special Permit Uses	Builder's Salesroom	360	15%	125	100	100	25	25	25	50	50	25
		Small motor repair shop	160,000 SF	360	15%	125	100	100	25	25	25	50	50
		Farm	10 AC	360	10%	125	100	100	50	50	50	50	
	Town facilities	Public park	—	—	—	—	—	—	—	—	—	—	50
		Retail trade	160,000 SF	360	15%	125	100	100	25	25	25	50	25
		Personal service establishment	160,000 SF	360	15%	100	100	100	25	25	25	50	25
	Club facilities	Vegetable/fruit market	160,000 SF	360	15%	125	100	100	25	25	25	50	25
		General repair garage/cowwash	160,000 SF	360	15%	125	100	100	50	50	50	50	25
		Small motor repair shop	160,000 SF	360	15%	125	100	100	50	50	50	50	25
	SHEC 240 Highway Commercial 240	Farm facilities	10 AC	240	10%	125	100	—	50	50	50	50	—
Public park			—	—	—	—	—	—	—	—	—	—	50
Golf course			50 AC	240	10%	125	100	100	75	75	75	50	50
Commercial		Campground	25 AC	240	10%	125	100	100	100	100	100	50	25
		Restaurant	2 AC	240	15%	125	100	100	50	50	50	50	25
		Retail trade	2 AC	240	15%	125	100	100	50	50	50	50	25
Commercial stable		10 AC	240	15%	125	100	100	50	50	50	50	50	25
		Vegetable/fruit market	15 AC	240	15%	125	100	100	75	75	75	50	25
		Food storage	5 AC	240	15%	125	100	100	75	75	75	50	25
WC 160 Waterfront 160		Town facilities	—	—	—	—	—	—	—	—	—	—	50
	Public park		—	—	—	—	—	—	—	—	—	—	50
	Boating facilities		30,000 SF	160	20%	—	—	—	20	20	20	20	20
	Marina	30,000 SF	160	20%	—	—	—	20	20	20	20	20	20
		Yacht club	30,000 SF	160	20%	—	—	—	20	20	20	20	20
		Small boat storage	30,000 SF	160	20%	—	—	—	20	20	20	20	20
	Commercial fishing	Commercial fishing	30,000 SF	160	20%	—	—	—	20	20	20	20	20
		Model cottages	30,000 SF	160	20%	—	—	—	20	20	20	20	20
		Restaurant	10 AC	360	10%	125	100	100	50	50	50	50	—
	L1 360 Light Industry 360	Town facilities	—	—	—	—	—	—	—	—	—	—	50
Small motor repair shop			200,000 SF	360	20%	125	100	100	75	75	75	50	50
Office space			200,000 SF	360	20%	125	100	100	75	75	75	50	50
Farm equipment/ storage		200,000 SF	360	20%	125	100	100	75	75	75	50	50	50
		Wholesale sales/ storage	200,000 SF	360	20%	125	100	100	75	75	75	50	50
		Builders yard	200,000 SF	360	20%	125	100	100	75	75	75	50	50
Bow car/halter - sales service		200,000 SF	360	20%	125	100	100	75	75	75	50	50	50
		Light industrial storage	200,000 SF	360	20%	125	100	100	75	75	75	50	50
		Light fabrication	200,000 SF	360	20%	125	100	100	75	75	75	50	50
Food industry		200,000 SF	360	20%	125	100	100	75	75	75	50	50	50
	Laboratory	200,000 SF	360	20%	125	100	100	75	75	75	50	50	50

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1. This schedule is not all inclusive. Refer to Zoning Ordinance text for more detail.
2. Refer to Zoning Ordinance text for specific special uses permitted in specified districts subject to additional approval of the Town Board.
3. Refer to Zoning Ordinance text for accessory and/or temporary uses permitted in specified districts.
4. Refer to Zoning Ordinance text for home occupation uses permitted in specified districts.

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