

- A) Description - This district includes all lands located within 500 feet of all New York State and Delaware County public high-ways shown on the district map and with direct minimum frontage and direct access to the public road.
- B) Purpose - The purpose of this corridor district is to allow for a variety of mixed uses that, when developed, would be appropriate for the existing traffic type and volume and quality of road surface.
- C) Permitted Principal Uses
- 1) One, one-family, or two-family dwelling per lot
 - 2) One mobile home per lot
 - 3) Agriculture
 - 4) Forest Management Practices
 - 5) Wildlife Management Practices
 - 6) Tourist Home
- D) Permitted Accessory Uses - located on the same lot with the permitted principal use. Some accessory uses (*) are subject to additional conditions as set forth in Article V, Supplementary Regulations.
- 1) Private garage
 - 2) Parking (*)
 - 3) Farm labor dwelling

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- 4) Home occupation, home professional office (*)
 - 5) Private swimming pool (*)
 - 6) Garden house, tool shed, storage shed
 - 7) Nursery/greenhouse, non-commercial
 - 8) Roadside stand (*)
 - 9) Recreational vehicles and equipment, Storage of (*)
 - 10) Signs (*)
 - 11) Dish antennas less than 39" in diameter (*)
 - 12) Alternative energy systems, private
 - 13) Exterior spot lighting (*)
 - 14) Private stable, hobby farm, non-commercial agriculture (*)
 - 15) Guest Home
 - 16) Other customary accessory uses and buildings, provided such uses are clearly incidental to the principal use and does not include any activity commonly conducted as a business. The Middletown Planning Board will approve or disapprove of such "other customary accessory uses" in accordance with the Special Permit process.

E) Special Permit Uses - See Schedule I.

Special permit uses require an application for approval to the Middletown Planning Board. Site plan review shall also be required depending upon the nature and complexity of the application.

F) Density, Height, Area and Yard Requirements

- 1) Minimum lot size: 3 acres
- 2) Minimum frontage: 200'
- 3) Maximum height: 40'
- 4) Front setback: 75' from center line of State, County, Town and private roads, and, in every case, shall be at least 25' from the right-of-way.
- 5) Side and rear setback: 20'
- 6) Maximum lot coverage: 25%
- 7) Maximum lot depth to width ratio: 4:1