

Table 3.1: Land Use Schedule. All uses not included in this table shall be considered prohibited.

<u>Use (see also definitions)</u>	<u>Permitted by Right</u> (See Article VI to Determine if Site Plan Review is required.)	<u>Subject to Special Permit</u> (See Note 1)
<u>RESIDENTIAL</u>		
One and two family dwellings	X	
Mobile and Tiny Homes	X	
Home Occupations in Accessory or Secondary Structures	X	
Home Occupations in Principal Dwelling on Premises	X	
Commercial Campgrounds/ R.V. Parks		X
Conversion of Existing Structure into Multiple Dwelling		X
Bed and Breakfast	X	
Boarding House	X	
Accessory Apartment	X	
Residential Accessory (Secondary) Uses	X	
Residential Accessory (Secondary) Structure	X	
Solar Panels, roof or ground mounted for residential use (see Section 4.18)	X	
Wind Towers		X
Garage	X	
Baby Barn	X	
Garden Shed	X	

<u>Use (see also definitions)</u>	Permitted by Right (See Article VI to Determine if Site Plan Review is required.)	Subject to Special Permit (See Note 1)
<u>COMMERCIAL AGRICULTURE, FORESTRY AND MINING</u>		
Farm-stands and Nurseries	X	
Agriculture and Aquaculture	X	
Veterinary and Animal Services	X	
Forestry	X	
Sawmills (Define Scale in “definitions” section)		X
Mining & Quarrying		X
Logging	X	
Horse Stable or Riding Academy	X	
Animal Processing Facility		X
Agricultural Accessory Uses	X	
Solar Panels, roof or ground mounted for agricultural use (see Section 4.18)	X	
Agricultural Accessory Structure	X	
<u>MANUFACTURING AND CONSTRUCTION</u>		
General Contractors and Builders		X
Manufacturing and Assembling		X
Accessory Structures for Manuf/Construction Uses	X	
<u>WHOLESALE AND RETAIL TRADE</u>		
Wholesale Trade		X
Retail Stores and Shops		X
Motor Vehicle and Equipment Repair		X
Restaurants		X
Accessory Structures for Wholesale and Retail Trade	X	
<u>SERVICES AND OFFICE USES</u>		
Personal, Business and Financial Services		X
General and Professional Offices		X
Country Inns		X
Nursery School or Preschool		X
Membership Club		
Sports and Recreation Club, indoors or outdoors		X
Outdoor hunting, fishing & shooting club or preserve	X	
Public and Private Schools		X
Cultural Facilities		X
Churches and Places of Worship	X	
Government Offices and Facilities	X	
Health and Social Services Clinic or Office		X
Skilled Nursing Home		X
Cemeteries		X

Use (see also definitions)	Permitted by Right (See Article VI to Determine if Site Plan Review is required.)	Subject to Special Permit (See Note 1)
Utility Sub-Stations		X
Self-storage Facility		X
Signs 32 square feet or less, non-illuminated	X	
Signs greater than 32 square feet, or illuminated		X
Signs, Off-Premise no more than 3 square feet and non-illuminated		X
Travel Trailer or Recreational Vehicle	X	
Accessory Uses for Service and Office Uses	X	
OTHER USES		
Signs as per Section 4.5		X
Solar Panels, Utility as per Section 4.18		X
Solar Panels, Business Uses as per Section 4.18		X
Note 1: All uses subject to a special use permit shall also require site plan approval.		

Section 3.2 Lot Area, Setbacks and Other Dimensions

3.2.1. Dimension Table. The following table establishes the lot size, setbacks and other dimensional requirements for all lots and buildings in the Town of Halcott. These minimum requirements may be increased or decreased by other provisions of this Code.

Table 3.2. Lot Area Dimensions

Characteristic	Minimum	Notes
Minimum Lot Area	5 acres minimum lot size	This can be reduced with a conservation subdivision layout pursuant to Article V of this Code.
Minimum Lot Width	200 feet	This can be reduced with a conservation subdivision layout pursuant to Article V of this Code.
Minimum Building Setback		See definitions for measuring setbacks. These may be reduced with a conservation subdivision layout pursuant to Article V of this Code.
Front	60 feet	All structures, accessory structures and accessory uses shall meet these setbacks except for parcels less than 5 acres in size, where the minimum side setback may be reduced to 25 feet.
Side	50 feet	
Rear	50 feet	
Maximum Building Height	35 feet	See 3.2.2 for height exceptions

3.2.2. Height Exceptions