# 310 Attachment 2

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014]

KEY: P - Permitted Use SP - Special Permit Use

|   |  |      | Minimum  |       | Requ  | ired Set<br>(feet) | backs |       | Maximum  |                      | Maximum   |                |  |  |  |  |  |  |  |  |
|---|--|------|----------|-------|-------|--------------------|-------|-------|----------|----------------------|-----------|----------------|--|--|--|--|--|--|--|--|
|   |  | Use  | Lot Area |       |       |                    | Side, | Side, | Lot      |                      | Height    |                |  |  |  |  |  |  |  |  |
| 1   | <b>Recreation Districts REC-1</b>                              | Туре | (acres)  | Width | Front | Rear               | 1     | Both  | Coverage | Minimum Floor Area   | (feet)    | Notes          | Accessory Uses   |  |  |  |  |  |  |  |
| District Intent                                     | One-family residence (w/public/central water<br>and sewer)**** | Р    | 1.5      | 100   | 50    | 50                 | 40    | 80    | 10%      | 1,200 square feet    | 35        | See § 310-29.1 | Accessory parking, loading and private garage<br>Class 1 and 2 Agricultural Operations: Greenhouses,                   |  |  |  |  |  |  |  |
| conserve open space by couraging a very low density | One-family residence (w/o public/central water and sewer)      | Р    | 3        | 200   | 50    | 50                 | 40    | 80    | 10%      | 1,200 square feet    | 35        |                | barns, silos, tool sheds, outdoor storage, etc., provided<br>such accessory building is set back at least 150 feet fro |  |  |  |  |  |  |  |
| evelopment pattern while                            | Agricultural operation - Class 1                               | Р    | 5        | 350   | 75    | 50                 | 50    | 100   | 20%      | NA                   | 35        | See § 310-4.5  | any lot line   |  |  |  |  |  |  |  |
| rmitting clustering at higher                       | Agricultural operation - Class 2*                              | P    | 10       | 500   | 75    | 100                | 100   | 200   | 20%      | NA                   | 35        | See § 310-4.6  | Domestic animals keeping pursuant to § 310-5.2   |  |  |  |  |  |  |  |
| sities, provided that central                       | Commercial forestry and timber processing**                    | P    | 10       | 500   | 100   | 100                | 100   | 200   | 10%      | NA                   | 35        | 500,510        | Dormitory, fraternity, sorority house § 310-5.3  |  |  |  |  |  |  |  |
| ter and sewer service is provided                   | Day-care home  | P    | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | NA                   | 35        |                | Greenhouse for private home use  |  |  |  |  |  |  |  |
| common open space provided.                         | Hunting and fishing cabins                                     | P    | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | 600 square feet      | 35        | See § 310-5.7  | Outdoor recreation activities  |  |  |  |  |  |  |  |
|   | Public parks and playgrounds                                   | P    | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | NA                   | 35        |                | Reservoirs and ponds subject to DEC approval   |  |  |  |  |  |  |  |
|   | Wildlife and game preserves                                    | P    | 25       | 750   | 100   | 100                | 100   | 200   | 10%      | NA                   | 35        |                | Satellite dishes in accordance with § 310-4.7I   |  |  |  |  |  |  |  |
|   | Permitted Subject to Site Plan Review                          |      |          | ,     |       |                    |       |       |          | 1                    |           |                | Signs as regulated by Chapter 234, Signs<br>Reservoirs and ponds subject to DEC approval                               |  |  |  |  |  |  |  |
|   | House of worship   | Р    | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | NA                   | 35        | See § 310-4.6  | Storage of goods, equipment or accessory product   |  |  |  |  |  |  |  |
|   | Greenhouse - commercial  | P    | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | NA                   | 35        | 500 3 510 1.0  | Storage of not more than 3 boats, trailers or RVs in   |  |  |  |  |  |  |  |
|   | Home occupation***   | P    | 1/2      | 200   | 75    | 50                 | 50    | 100   | 10%      | NA                   | 35        | See § 310-6.3I | accordance with § 310-8.1F   |  |  |  |  |  |  |  |
|   | Nurserv  | P    | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | 1.500 square feet    | 35        | 500 3 510 0.51 | Storage shed   |  |  |  |  |  |  |  |
|   | Nursing homes  | P    | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | NA                   | 35        |                | Swimming pools in accordance with § 310-4.8  |  |  |  |  |  |  |  |
|   | Religious retreat  | P    | 5        | 350   | 100   | 75                 | 75    | 150   | 10%      | NA                   | 45        | See § 310-4.6  | Other accessory uses customarily incidental to the   |  |  |  |  |  |  |  |
|   | Stables and riding academies                                   | P    | 10       | 500   | 100   | 100                | 100   | 200   | 10%      | NA                   | 35        | ~~~,~~~~       | principal use  |  |  |  |  |  |  |  |
|   | Winery and vineyard  | P    | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | NA                   | 35        |                |  |  |  |  |  |  |  |  |
|   | Special Permit Uses  |      |          | !     | Į     |                    | Į     |       | 1        |                      |           |                |  |  |  |  |  |  |  |  |
|   | Bed-and-breakfast  | SP   | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | 1,500 square feet    | 35        | See § 310-6.3B |  |  |  |  |  |  |  |  |
|   | Campgrounds - vacation   | SP   | 10       | 500   | 200   | 150                | 150   | 300   | 10%      | NA                   | 35        | See § 310-6.3N |  |  |  |  |  |  |  |  |
|   | Camps - day  | SP   | 10       | 500   | 200   | 150                | 150   | 300   | 10%      | NA                   | 35        | 0              |  |  |  |  |  |  |  |  |
|   | Camps - sleep-away   | SP   | 10       | 500   | 200   | 150                | 150   | 300   | 10%      | NA                   | 35        |                |  |  |  |  |  |  |  |  |
|   | Cemeteries   | SP   | 5        | 350   | 100   | 75                 | 75    | 150   | 10%      | NA                   | 35        |                |  |  |  |  |  |  |  |  |
|   | Colleges and universities                                      | SP   | 10       | 500   | 200   | 100                | 100   | 200   | 20%      | NA                   | 35        |                |  |  |  |  |  |  |  |  |
|   | Commercial recreation facilities                               | SP   | 3        | 200   | 75    | 50                 | 50    | 100   | 20%      | NA                   | 35        |                |  |  |  |  |  |  |  |  |
|   | Day-care center  | SP   | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | See Notes            | 35        | See § 310-6.3E |  |  |  |  |  |  |  |  |
|   | Elementary and secondary schools                               | SP   | 10       | 500   | 200   | 100                | 100   | 200   | 20%      | NA                   | 35        | × ·            |  |  |  |  |  |  |  |  |
|   | Family or group care facilities                                | SP   | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | See Notes            | 35        | See § 310-6.3F |  |  |  |  |  |  |  |  |
|   | Hotels and resort hotels                                       | SP   | 10       | 500   | 100   | 100                | 100   | 200   | 20%      | 250 square feet/room | 35        | See § 310-6.3J |  |  |  |  |  |  |  |  |
|   | Kennels  | SP   | 25       | 1,000 | 500   | 500                | 500   | 500   | 20%      | NA                   | 35        | See § 310-6.3H |  |  |  |  |  |  |  |  |
|   | Motels and motor lodges  | SP   | 5        | 350   | 100   | 100                | 100   | 200   | 20%      | 250 square feet/room | 35        | See § 310-6.3J |  |  |  |  |  |  |  |  |
|   | Public utilities   | SP   | 3        | 200   | 100   | 100                | 100   | 200   | 20%      | NA                   | NA        |                |  |  |  |  |  |  |  |  |
|   | Quarry operations  | SP   | 10       | 500   | 200   | 150                | 150   | 300   | 20%      | NA                   | 35        | See § 310-6.3L |  |  |  |  |  |  |  |  |
|   | Transmission towers - cellular, radio and TV                   | SP   | 3        | 200   | 75    | 75                 | 75    | 150   | 10%      | NA                   | See Notes | See § 310-6.3D |  |  |  |  |  |  |  |  |
|   | Veterinary hospital  | SP   | 3        | 200   | 75    | 50                 | 50    | 100   | 10%      | NA                   | 35        | See § 310-6.30 |  |  |  |  |  |  |  |  |
|   | Accessory Structures   |      |          |       |       |                    |       |       |          |                      |           |                | In accordance with § 310-4.7 and Article V   |  |  |  |  |  |  |  |
|   | Off-street parking   |      |          |       |       |                    |       |       |          |                      |           |                | In accordance with Article VIII  |  |  |  |  |  |  |  |

NOTES: \* Only within NYS-designated Agricultural Districts; minimum lot size 50 acres for raising hogs.

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Subject to NYSDEC requirements. In accordance with NYS Uniform Building Code. \*\*\*

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014; 12-22-2014 by L.L. No. 8-2014]

KEY:

|                               |  |             | M                              |       | Requ  | ired Set       | backs |               | Maria                      |                      | M                           |   |  |  |  |  |
|-------------------------------|--|-------------|--------------------------------|-------|-------|----------------|-------|---------------|----------------------------|----------------------|-----------------------------|---|--|--|--|--|
|                               | 2 Recreation Districts REC-2                         | Use<br>Type | Minimum<br>Lot Area<br>(acres) | Width | Front | (feet)<br>Rear | Side, | Side,<br>Both | Maximum<br>Lot<br>Coverage | Minimum Floor Area   | Maximum<br>Height<br>(feet) | Notes                                   | Accessory Uses   |  |  |  |
| District Intent               | One-family residence                                 | P           |                                | 200   | 75    | 50             | 40    | 80            | 10%                        | 1,200 square feet    | 35                          | 10003                                   | Accessory parking, loading and private garage  |  |  |  |
|                               | Manufactured home                                    | P           | 3                              | 200   | 75    | 50             | 40    | 80            | 10%                        | 1,200 square feet    | 35                          |   | <u>Class 1 and 2 Agricultural Operations</u> : Greenhouses,                                    |  |  |  |
| To conserve open space while  | Agricultural Operation - Class 1                     | P           | 5                              | 350   | 75    | 50             | 50    | 100           | 20%                        | NA                   | 35                          | See § 310-4.6                           | barns, silos, tool sheds, outdoor storage, etc., provided an                                   |  |  |  |
| allowing for very low density | Agricultural Operation - Class 2*                    | P           | 10                             | 500   | 75    | 100            | 100   | 200           | 20%                        | NA                   | 35                          | See § 310-4.6                           | such accessory building is set back at least 150 feet from                                     |  |  |  |
| levelopment.                  | Commercial forestry and timber processing**          | P           | 10                             | 500   | 100   | 100            | 100   | 200           | 10%                        | NA                   | 35                          |   | any lot line.  |  |  |  |
| -                             | Day-care home  | Р           | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | NA                   | 35                          |   | Domestic animals keeping pursuant to § 310-5.2   |  |  |  |
|                               | Hunting and fishing cabins                           | P           | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | 600 square feet      | 35                          | See § 310-5.7                           | Dormitory, fraternity, sorority house § 310-5.3  |  |  |  |
|                               | Public parks and playgrounds                         | P           | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | NA                   | 35                          | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ | Greenhouse for private home use  |  |  |  |
|                               | Wildlife and game preserves                          | P           | 25                             | 750   | 100   | 100            | 100   | 200           | 10%                        | NA                   | 35                          |   | Outdoor recreation activities  |  |  |  |
|                               | Permitted Subject to Site Plan Review                |             |                                | ,     |       |                |       |               |                            |                      |                             |   | Reservoirs and ponds subject to DEC approval<br>Satellite dishes in accordance with § 310-4.7I |  |  |  |
|                               | House of worship                                     | Р           | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | NA                   | 35                          | See § 310-4.6                           | Signs as regulated by Chapter 234, Signs   |  |  |  |
|                               | Greenhouse - commercial                              | Р           | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | NA                   | 35                          |   | Storage of goods, equipment or accessory product   |  |  |  |
|                               | Home occupation***                                   | Р           | 1/2                            | 200   | 75    | 50             | 50    | 100           | 10%                        | NA                   | 35                          | See § 310-6.3I                          | Storing of not more than 3 boats, trailers or RVs in   |  |  |  |
|                               | Manufactured home parks (w/o public water and sewer) | Р           | 10                             | 750   | 75    | 50             | 50    | 100           | 20%                        | 980 square feet,     | 35                          | See § 310-5.13                          | accordance with § 310-8.1F<br>Storage shed   |  |  |  |
|                               | Nonprofit organizations                              | Р           | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | NA                   | 35                          |   | Swimming pools in accordance with § 310-4.8  |  |  |  |
|                               | Nursery  | Р           | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | 1,500 square feet    | 35                          |   | Other accessory uses customarily incidental to the   |  |  |  |
|                               | Nursing homes  | Р           | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | NA                   | 35                          |   | principal use.   |  |  |  |
|                               | Stables and riding academies                         | Р           | 10                             | 500   | 100   | 100            | 100   | 200           | 10%                        | NA                   | 35                          |   |  |  |  |  |
|                               | Winery and vineyard                                  | Р           | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | NA                   | 35                          |   |  |  |  |  |
|                               | Special Permit Uses                                  |             | •                              |       |       |                | •     |               | •                          | •                    | • • •                       |   |  |  |  |  |
|                               | Bed-and-breakfast                                    | SP          | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | 1,500 square feet    | 35                          | See § 310-6.3B                          |  |  |  |  |
|                               | Campgrounds - vacation                               | SP          | 10                             | 500   | 200   | 150            | 150   | 300           | 10%                        | NA                   | 35                          | See § 310-6.3N                          |  |  |  |  |
|                               | Camps - day  | SP          | 10                             | 500   | 200   | 150            | 150   | 300           | 10%                        | NA                   | 35                          |   |  |  |  |  |
|                               | Camps - sleep-away                                   | SP          | 10                             | 500   | 200   | 150            | 150   | 300           | 10%                        | NA                   | 35                          |   |  |  |  |  |
|                               | Cemeteries   | SP          | 5                              | 350   | 100   | 75             | 75    | 150           | 10%                        | NA                   | 35                          |   |  |  |  |  |
|                               | Colleges and universities                            | SP          | 10                             | 500   | 200   | 100            | 100   | 200           | 20%                        | NA                   | 35                          |   |  |  |  |  |
|                               | Commercial recreation facilities                     | SP          | 3                              | 200   | 75    | 50             | 50    | 100           | 20%                        | NA                   | 35                          |   |  |  |  |  |
|                               | Day-care center                                      | SP          | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | See Notes            | 35                          | See § 310-6.3E                          |  |  |  |  |
|                               | Elementary and secondary schools                     | SP          | 10                             | 500   | 200   | 100            | 100   | 200           | 20%                        | NA                   | 35                          |   |  |  |  |  |
|                               | Family or group care facilities                      | SP          | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | See Notes            | 35                          | See § 310-6.3F                          |  |  |  |  |
|                               | Hotels and resort hotels                             | SP          | 10                             | 500   | 100   | 100            | 100   | 200           | 20%                        | 250 square feet/room | 35                          | See § 310-6.3J                          |  |  |  |  |
|                               | Kennels  | SP          | 25                             | 1,000 | 500   | 500            | 500   | 500           | 20%                        | NA                   | 35                          | See § 310-6.3H                          |  |  |  |  |
|                               | Motels and motor lodges                              | SP          | 5                              | 350   | 100   | 100            | 100   | 200           | 20%                        | 250 square feet/room | 35                          | See § 310-6.3J                          |  |  |  |  |
|                               | Public utilities                                     | SP          | 3                              | 200   | 100   | 100            | 100   | 200           | 20%                        | NA                   | NA                          |   |  |  |  |  |
|                               | Quarry operations                                    | SP          | 10                             | 500   | 200   | 150            | 150   | 300           | 20%                        | NA                   | 35                          | See § 310-6.3L                          |  |  |  |  |
|                               | Transmission towers - cellular, radio and TV         | SP          | 3                              | 200   | 75    | 75             | 75    | 150           | 10%                        | NA                   | See Notes                   | See § 310-6.3(D)                        |  |  |  |  |
|                               | Veterinary hospital                                  | SP          | 3                              | 200   | 75    | 50             | 50    | 100           | 10%                        | NA                   | 35                          | See § 310-6.3(O)                        |  |  |  |  |
|                               | Accessory Structures                                 |             |                                |       |       |                |       |               | 20%                        |                      | 25                          |   | In accordance with § 310-4.7 and Article V   |  |  |  |
|                               | Off-street parking                                   |             |                                |       |       |                |       |               |                            |                      |                             |   | In accordance with Article VIII  |  |  |  |

NOTES:

\* Only within NYS-designated Agricultural Districts; minimum lot size 50 acres for raising hogs.

\*\* Subject to NYSDEC requirements.

\*\*\* In accordance with NYS Uniform Building Code.

\*\*\*\*Minimum parcel size of 35 acres required for REC-2 cluster.

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 6-25-2012 by L.L. No. 4-2012; 7-9-2012 by L.L. No. 7-2012; 12-22-2014 by L.L. No. 8-2014]

KEY:

P - Permitted Use SP - Special Permit Use

|                         |  |             | Minimum             |       | Requ  | ired Set<br>(feet) |            |               | Maximum         |                    | Maximum          |                    |   |
|-------------------------|--|-------------|---------------------|-------|-------|--------------------|------------|---------------|-----------------|--------------------|------------------|--------------------|---|
|                         | 3 Residence District R-1                       | Use<br>Type | Lot Area<br>(acres) | Width | Front | Rear               | Side,<br>1 | Side,<br>Both | Lot<br>Coverage | Minimum Floor Area | Height<br>(feet) | Notes              | Accessory Uses  |
| District Intent         | One-family (with public sewer and water)       | Р           | 1/2                 | 100   | 35    | 25                 | 20         | 40            | 20%             | 1,200 square feet  | 35               |                    | Accessory parking, loading and private garage                     |
|                         | One-family (w/o public sewer and water)        | Р           | 3                   | 200   | 50    | 50                 | 40         | 80            | 10%             | 1,200 square feet  | 35               |                    | Domestic animals keeping pursuant to § 310-5.2                    |
| To allow for low-medium | Agricultural Operation - Class 1               | Р           | 5                   | 350   | 75    | 50                 | 50         | 100           | 10%             | NA                 | 35               |                    | Greenhouse for private home use                                   |
| evelopment.             | Day-care home                                  | Р           | 3                   | 200   | 75    | 50                 | 50         | 100           | 10%             | NA                 | 35               |                    | Outdoor recreation activities                                     |
|                         | Public parks and playgrounds                   | Р           | 3                   | 200   | 75    | 50                 | 40         | 80            | 10%             | NA                 | 35               |                    | Reservoirs and ponds subject to DEC approval                      |
|                         | Permitted Subject to Site Plan Review          |             |                     |       |       |                    |            |               |                 |                    |                  |                    | Satellite dishes in accordance with § 310-4.7I                    |
|                         | Home occupation**                              | Р           | 1/2                 | 200   | 75    | 50                 | 40         | 60            | 10%             | NA                 | 35               | See § 310-6.3I     | Signs as regulated by Chapter 234, Signs                          |
|                         | Special Permit Uses                            |             |                     |       |       |                    |            |               |                 |                    |                  |                    | Storage of goods, equipment or accessory product                  |
|                         | Bed-and-breakfast (w/o public sewer and water) | SP          | 3                   | 200   | 75    | 50                 | 40         | 80            | 10%             | 1,500 square feet  | 35               | See § 310-6.3B     | Storing of not more than 3 boats, trailers or RVs in              |
|                         | Day-care center                                | SP          | 3                   | 200   | 75    | 50                 | 50         | 100           | 10%             | NA                 | 35               | See § 310-6.3E     | accordance with § 310-8.1F  |
|                         | Duplex homes***                                | SP          |                     |       | —     |                    | _          | _             |                 |                    |                  |                    | - Storage shed  |
|                         | Family or group care facilities                | SP          | 3                   | 200   | 75    | 50                 | 50         | 100           | 10%             | See Notes          | 35               | See § 310-6.3F     | - Swimming pools in accordance with § 310-4.8                     |
|                         | Hospitals and medical diagnostic centers       | SP          | 3                   | 200   | 75    | 50                 | 40         | 60            | 10%             | NA                 | 35               | ×                  | Other accessory uses customarily incidental to the principal use. |
|                         | House of worship                               | SP          | 3                   | 200   | 75    | 50                 | 40         | 60            | 10%             | NA                 | 35               | See § 310-4.6      | principal use.  |
|                         | Townhouse dev. (with public sewer and water)   | SP          | 10                  | 500   | 100   | 100                | 100        | 200           | 30%             | See                | 35               | Article XVII       |   |
|                         | Townhouse structures*                          | SP          | NA                  | NA    | 16-20 | 25                 | 30         | 60            | NA              | Below              | 35               |                    |   |
|                         | Minimum habitable floor area - 3 BR            |             |                     |       |       |                    |            |               |                 | 1,100 square feet  |                  | See § 310-17.3B(3) |   |
|                         | Minimum habitable floor area - 2 BR            |             |                     | 1     |       |                    |            |               |                 | 950 square feet    |                  | ~ ~ ~ / /          |   |
|                         | Minimum habitable floor area - 1 BR            |             |                     | 1     |       |                    | 1          |               |                 | 800 square feet    |                  |                    |   |
|                         | Maximum units per townhouse structure          |             |                     | 1     |       |                    |            |               |                 | 7                  |                  |                    |   |
|                         | Minimum distance between TH structures         |             |                     |       |       |                    |            |               |                 | 60 feet            |                  |                    |   |
|                         | Accessory Structures                           |             |                     |       |       |                    |            |               |                 |                    | •                |                    | In accordance with § 310-4.7 and Article V                        |
|                         | Off-street parking                             |             |                     |       |       |                    |            |               |                 |                    |                  |                    | In accordance with Article VIII                                   |

NOTES:

The side yard applies to the townhouse structure, not each townhouse unit.
In accordance with NYS Uniform Building Code.

\*\*\* Refer to duplex law, § 310-5.30.

\*\*\*\* Minimum parcel size of 15 acres required for R-1 cluster.

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# KEY:

P - Permitted Use SP - Special Permit Use

|  |   |             |                       |       | Requ  | ired Setl<br>(feet) | oacks      |               | Maximum         |                    | Maximum                               |                    |   |  |  |  |  |  |
|--|---|-------------|-----------------------|-------|-------|---------------------|------------|---------------|-----------------|--------------------|---------------------------------------|--------------------|---|--|--|--|--|--|
| 4  | Hamlet Residence District HR-1  | Use<br>Type | Minimum<br>Lot Area   | Width | Front | Rear                | Side,<br>1 | Side,<br>Both | Lot<br>Coverage | Minimum Floor Area | Height<br>(feet)                      | Notes              | Accessory Uses  |  |  |  |  |  |
| District Intent  | One-family (with public sewer and water)                                  | Р           | 12,500<br>square feet | 100   | 35    | 25                  | 10         | 30            | 25%             | 1,200 square feet  | 35                                    |                    | Accessory parking, loading and private garage<br>Domestic animals keeping pursuant to § 310-5.2   |  |  |  |  |  |
| provide areas adjacent to mulet centers residential use at | Two-family  | Р           | 20,000<br>square feet | 125   | 35    | 25                  | 20         | 50            | 25%             | 1,500 square feet  | 35                                    |                    | Greenhouse for private home use<br>Outdoor recreation activities                                  |  |  |  |  |  |
| gher densities.  | Family and group care facilities  | Р           | 20,000<br>square feet | 125   | 35    | 25                  | 20         | 50            | 25%             | See Notes          | 35                                    | See § 310-6.3(F)   | Reservoirs and ponds subject to DEC approval<br>Satellite dishes in accordance with § 310-4.71    |  |  |  |  |  |
|  | Multifamily (3-4 units)   | Р           | 35,000<br>square feet | 150   | 50    | 35                  | 25         | 50            | 25%             | 800 square feet    | 35                                    |                    | Signs as regulated by Chapter 234, Signs<br>Storage of goods, equipment or accessory product      |  |  |  |  |  |
|  | Public parks and playgrounds  | Р           | 1 acre                | 200   | 75    | 50                  | 40         | 80            | 10%             | NA                 | 35                                    |                    | Storing of not more than 3 boats, trailers or RVs in  |  |  |  |  |  |
|  | Permitted Subject to Site Plan Review                                     |             |                       |       |       |                     |            |               |                 |                    | · · · · · · · · · · · · · · · · · · · |                    | accordance with § 310-8.1F  |  |  |  |  |  |
|  | Home occupation**   | Р           | 1/2 acre              | 200   | 75    | 50                  | 40         | 80            | 10%             | NA                 | 35                                    | See § 310-6.3I     | Storage shed  |  |  |  |  |  |
|  | Multifamily (more than 4 units)   | Р           | 50,000<br>square feet | 200   | 75    | 50                  | 40         | 80            | 25%             | 800 square feet    | 35                                    | See § 310-5.14     | Swimming pools in accordance with § 310-4.8<br>Other accessory uses customarily incidental to the |  |  |  |  |  |
|  | Special Permit Uses   |             |                       |       |       |                     |            |               |                 |                    |                                       |                    | principal use.  |  |  |  |  |  |
|  | Adult home, skilled nursing facility or nursing home                      | Р           | 3 acres               | 200   | 75    | 50                  | 50         | 100           | 50%             | NA                 | 35                                    |                    |   |  |  |  |  |  |
|  | Bed-and-breakfast<br>Day-care center                                      | SP          | 1 acre                | 150   | 50    | 35                  | 25         | 50            | 25%             | 1,500 square feet  | 35                                    | See § 310-6.3B     |   |  |  |  |  |  |
|  |   | SP          | 1 acre                | 200   | 75    | 50                  | 40         | 60            | 10%             | NA                 | 35                                    | See § 310-8.3E     |   |  |  |  |  |  |
|  | Elementary and secondary schools  | SP          | 5 acres               | 350   | 100   | 100                 | 100        | 200           | 10%             | NA                 | 35                                    | ž                  |   |  |  |  |  |  |
|  | Hospital or medical diagnosis center/children's comprehensive care center | Р           | 3 acres               | 200   | 75    | 50                  | 50         | 100           | 50%             | NA                 | 35                                    |                    |   |  |  |  |  |  |
|  | House of worship  | SP          | 1 acre                | 200   | 75    | 50                  | 40         | 80            | 10%             | NA                 | 35                                    | See § 310-4.6      |   |  |  |  |  |  |
|  | Townhouse dev. (with public sewer and water)***                           | SP          | 5 acres               | 350   | 100   | 100                 | 100        | 200           | 30%             | NA                 | NA                                    | Article XVII       |   |  |  |  |  |  |
|  | Townhouse structures*   | SP          | NA                    | NA    | 16-20 | 25                  | 30         | 60            | NA              | NA                 | 35                                    |                    |   |  |  |  |  |  |
|  | Minimum habitable floor area - 3 BR                                       |             |                       |       |       |                     |            |               |                 | 1,100 square feet  |                                       | See § 310-17.3B(4) |   |  |  |  |  |  |
|  | Minimum habitable floor area - 2 BR                                       |             |                       |       |       |                     |            |               |                 | 950 square feet    |                                       |                    |   |  |  |  |  |  |
|  | Minimum habitable floor area - 1 BR                                       |             |                       |       |       |                     |            |               |                 | 800 square feet    |                                       |                    |   |  |  |  |  |  |
|  | Maximum units per townhouse structure                                     |             |                       |       |       |                     |            |               |                 | 7                  |                                       |                    |   |  |  |  |  |  |
|  | Minimum distance between TH structures                                    |             |                       |       |       |                     |            |               |                 | 60 feet            |                                       |                    |   |  |  |  |  |  |
|  | Accessory Structures  |             |                       |       |       |                     |            |               |                 |                    |                                       |                    | In accordance with § 310-4.7 and Article  |  |  |  |  |  |
|  | Off-street parking  |             |                       |       |       |                     |            |               |                 |                    |                                       |                    | In accordance with Article VIII   |  |  |  |  |  |

NOTES:

Multiresidence developments with eight or more units shall provide 200 square feet of outdoor recreation space per unit or make a payment in lieu of parkland. \*

\*\* In accordance with NYS Uniform Building Code.

\*\*\* The side yard applies to the townhouse structure, not each townhouse unit.

\*\*\*\* Minimum parcel size of 15 acres required for HR-1 cluster.

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 5-25-2010 by L.L. No. 10-2010; 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014]

## KEY:

P - Permitted Use SP - Special Permit Use

|                                    |  |             |                       |       | Requ  | iired Set<br>(feet) | backs |               | Maximum         |                      | Maximum          |                |  |
|------------------------------------|--|-------------|-----------------------|-------|-------|---------------------|-------|---------------|-----------------|----------------------|------------------|----------------|--|
| 5                                  | Business District B-1                        | Use<br>Type | Minimum<br>Lot Area   | Width | Front | Rear                | Side, | Side,<br>Both | Lot<br>Coverage | Minimum Floor Area   | Height<br>(feet) | Notes          | Accessory Uses                                     |
| istrict Intent                     | Public parks and playgrounds                 | P           | 3 acres               | 200   | 75    | 50                  | 50    | 100           | 10%             | NA                   | 35               |                | Accessory parking, loading and private garage      |
|                                    | Living-over-the-store dwelling               | Р           | NA                    | NA    | NA    | NA                  | NA    | NA            | NA              | 800 square feet      | 35               |                | Bus stops and taxi stands                          |
| provide for the development of     | Permitted Subject to Site Plan Review        |             |                       |       |       |                     |       |               |                 |                      |                  |                | Fuel storage tank less than 550 gallons            |
| all commerce to serve the          | Artist gallery or artist studio              | Р           |                       | _     | 35    | 25                  | 10    | 20            | 50%             | NA                   | 35               |                | Keeping of not more than 3 household pets or domes |
| veling public as well as the local | Automobile sales and service                 | Р           |                       |       | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               |                | animals  |
| idents.                            | Fitness center or gymnasium                  | Р           |                       | _     | 35    | 25                  | 10    | 20            | 50%             | NA                   | 35               |                | Signs as regulated by Chapter 234, Signs           |
|                                    | Funeral home                                 | Р           |                       |       | 35    | 25                  | 10    | 20            | 50%             | NA                   | 35               |                | Other accessory uses customarily incidental to the |
|                                    | Greenhouses                                  | Р           |                       |       | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               | See § 310-4.6  | principal use.                                     |
|                                    | Home occupation**                            | Р           | 1/2 acre              | _     | 35    | 25                  | 10    | 20            | 25%             | NA                   | 35               | See § 310-6.3I |  |
|                                    | House of worship                             | Р           |                       |       | 35    | 25                  | 10    | 20            | 25%             | NA                   | 35               | 0              |  |
|                                    | Institutional uses                           | Р           |                       | _     | 35    | 25                  | 10    | 20            | 25%             | NA                   | 35               |                |  |
|                                    | Lumber yards                                 | Р           |                       |       | 35    | 25                  | 10    | 20            | 25%             | NA                   | 35               |                |  |
|                                    | Multifamily (more than 4 units)**            | Р           | 50,000<br>square feet | 200   | 75    | 50                  | 40    | 80            | 25%             | 800 square feet      | 35               | See § 310-5.14 |  |
|                                    | Nonprofit organizations                      | Р           | - I                   |       | 35    | 25                  | 10    | 20            | 25%             | NA                   | 35               |                |  |
|                                    | Nursing homes                                | Р           |                       |       | 35    | 25                  | 20    | 40            | 25%             | NA                   | 35               |                |  |
|                                    | Nursery                                      | Р           |                       |       | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               |                |  |
|                                    | Personal service establishment               | Р           | - I                   |       | 35    | 25                  | 10    | 20            | 50%             | NA                   | 35               |                |  |
|                                    | Pharmacy                                     | Р           | l _                   | _     | 35    | 25                  | 10    | 20            | 50%             | NA                   | 35               |                |  |
|                                    | Professional office                          | Р           |                       |       | 35    | 25                  | 10    | 20            | 50%             | NA                   | 35               |                |  |
|                                    | Public utilities                             | Р           |                       |       | 75    | 50                  | 50    | 100           | 50%             | NA                   | 35               | See § 310-4.6  |  |
|                                    | Restaurants and drinking establishments      | Р           | _                     |       | 35    | 25                  | 10    | 20            | 50%             | NA                   | 35               | 0              |  |
|                                    | Retail shopping center                       | Р           |                       |       | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               |                |  |
|                                    | Special Permit Uses                          |             | ļ                     | 1     |       | -                   |       |               |                 | 1                    |                  |                |  |
|                                    | Banks  | SP          |                       | _     | 35    | 25                  | 10    | 20            | 50%             | NA                   | 35               | See § 310-6.3A |  |
|                                    | Bed-and-breakfast                            | SP          |                       | _     | 35    | 25                  | 20    | 40            | 50%             | 1,500 square feet    | 35               | See § 310-6.3B |  |
|                                    | Car wash                                     | SP          |                       | _     | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               | See § 310-6.3C |  |
|                                    | Commercial recreation facilities             | SP          | _                     |       | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               | 0              |  |
|                                    | Day-care center                              | SP          |                       | _     | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               | See § 310-6.3E |  |
|                                    | Elementary and secondary schools             | SP          | 5 acres               | 350   | 100   | 100                 | 100   | 200           | 10%             | NA                   | 35               | 0              |  |
|                                    | Family and group care facilities             | SP          |                       |       | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               | See § 310-6.3F |  |
|                                    | Gasoline service stations/repair garage      | SP          |                       | _     | 35    | 25                  | 20    | 40            | 40%             | NA                   | 35               | See § 310-6.3G |  |
|                                    | Hospitals and medical diagnostic centers     | SP          |                       | _     | 35    | 25                  | 10    | 20            | 25%             | NA                   | 35               | v              |  |
|                                    | Hotels, motels and motor lodges              | SP          | 5 acres               | 350   | 100   | 100                 | 100   | 200           | 20%             | 250 square feet/room | 35               | See § 310-6.3J |  |
|                                    | Self-storage facilities                      | SP          | _                     | _     | 200   | 100                 | 100   | 200           | 35%             | NA                   | 35               | See § 310-6.3M |  |
|                                    | Theaters, other than drive-in                | SP          |                       | _     | 35    | 25                  | 10    | 20            | 50%             | NA                   | 35               | v              |  |
|                                    | Transmission towers - cellular, radio and TV | SP          | _                     | _     | 35    | 25                  | 20    | 40            | 50%             | NA                   | See Notes        | See § 310-6.3D |  |
|                                    | Veterinary hospitals                         | SP          |                       |       | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               | See § 310-6.30 |  |
|                                    | Warehouse                                    | SP          |                       | _     | 35    | 25                  | 20    | 40            | 50%             | NA                   | 35               | 0              |  |
|                                    | Accessory Structures                         | <u>I</u>    |                       |       |       |                     |       | 1             |                 |                      |                  |                | In accordance with § 310-4.7 and Article V         |
|                                    | Off-street parking                           |             |                       |       |       |                     |       |               |                 |                      |                  |                | In accordance with Article VIII                    |

## NOTES:

\* The minimum lot area for a nonresidential use shall be 10,000 square feet and site plan review shall be required by Planning Board.

\* Multiresidence developments with eight or more units shall provide 200 square feet of outdoor recreation space per unit or make a payment in lieu of parkland. Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014]

KEY:

P - Permitted Use SP - Special Permit Use **Required Setbacks** Maximum (feet) Maximum Height Use Minimum Side, Lot 6 Mixed-Use District - MX Width Both Coverage **Minimum Floor Area** Notes Туре Lot Area Front Rear Side, 1 (feet) **District Intent** See Notes All existing vacan in the MX District 35 One-family (with municipal sewer and water) 100 25 25% 1,200 square feet 35 Р 12,500 10 30 To provide for a mix of commercial buildable square feet and residential land uses within the Artist gallery or artist studio Р \_ 10 80% 850 square feet 35 hamlet centers. Artist live/work units 10 80% 850 square feet Р 35 No residential on \_\_\_\_ Living-over-the-store dwelling Р 10 80% 1,000 square feet 35 of mixed-use bu \_ 35 Public parks and playgrounds Р 10 50% \_\_\_\_ NA Permitted Subject to Site Plan Review 10 80% Fitness center or gymnasium Р NA 35 25 Home occupation\*\* Р 1/2 acre 80% NA 35 See § 310-6 House of worship Р 10 80% NA 35 See § 310-4 \_ Personal service establishment Р 10 80% NA 35 35 Р 80% NA Pharmacy \_\_\_\_ 10 Printing and publishing 35 Р 10 80% NA \_\_\_\_ Professional offices Р 10 80% NA 35 \_\_\_\_ Restaurants and drinking establishments Р \_\_\_\_ 10 80% NA 35 Retail establishments 80% NA Р 10 35 \_\_\_\_ Theaters Р 10 80% NA 35 \_ **Special Permit Uses** SP 10 80% NA 35 See § 310-6. Banks \_\_\_\_ Bed-and-breakfast SP 10 80% 35 See § 310-6 \_\_\_\_ 1,500 square feet Colleges and universities SP 10 80% NA 35 \_\_\_\_ SP Elementary and secondary schools 10 80% NA 35 \_\_\_\_ SP Fuel storage < 500 gallons for permitted use 10 80% NA 35 \_ 35 Hotel and resort hotel SP 10 80% NA See § 310-6 SP 80% NA NA Outdoor café 10 See § 310-5 \_\_\_\_ Public utilities SP 10 50% NA 35 \_\_\_\_ Telecommunications companies SP 10 80% NA 35 Townhouse development (with public sewer and SP NA NA 5-10 20 24 80% NA 35 See Article X 12 water) 35 24 SP NA NA 5-10 10 12 NA NA Townhouse structures\* Minimum habitable floor area - 3 BR 1,100 square feet Minimum land a dwelling unit shall 2,500 square Minimum habitable floor area - 2 BR 950 square feet Minimum habitable floor area - 1 BR 800 square feet Maximum units per townhouse structure 60 feet Minimum distance between TH structures Row house structures\* (with public sewer and SP NA NA 0-5 5 0 80% NA 35 See Article X 0 water) Minimum habitable floor area - 3 BR 1,100 square feet Minimum land a dwelling unit shall 2,500 square Minimum habitable floor area - 2 BR 950 square feet Minimum habitable floor area - 1 BR 800 square feet Maximum units per townhouse structure Accessory Structures Off-street parking

NOTES:

\* Site plan review required by Planning Board.

\*\* Refer to Code § 310-5.6, Home occupation.

|                           | A appased wy Hang  |
|---------------------------|--|
| nt noroolo                | Accessory Uses Accessory parking, loading and private garage |
| nt parcels<br>ct shall be | Bus stops and taxi stands                                    |
| e                         | Domestic animals keeping pursuant to § 310-5.2               |
| C I                       | Dormitory, fraternity, sorority house § 310-5.3              |
| first floor               | <i>Fuel storage tank &lt; 550 gallons</i>                    |
| uildings                  | Signs as regulated by Chapter 234, Signs                     |
| unungo                    | Other accessory uses customarily incidental to the principal |
|                           | use.   |
|                           |  |
| 6.3I                      |  |
| 4.6                       |  |
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| 5.3A                      |  |
| 6.3B                      |  |
|                           |  |
|                           |  |
| 6.21                      |  |
| 6.3I<br>5.18              |  |
| 5.10                      |  |
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| XVIII                     |  |
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| e feet                    |  |
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| area per<br>ll average    |  |
| e feet                    |  |
|                           |  |
|                           |  |
|                           |  |
|                           | In accordance with § 310-4.7 and Article V                   |
|                           | In accordance with Article VIII                              |
|                           |  |

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 5-25-2010 by L.L. No. 10-2010; 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014]

## KEY:

P - Permitted Use SP - Special Permit Use

|                                 |   |      |          |       | Requ  | ired Set | backs |       |                |                      |                   |                |  |  |  |  |  |  |  |  |
|---------------------------------|---|------|----------|-------|-------|----------|-------|-------|----------------|----------------------|-------------------|----------------|--|--|--|--|--|--|--|--|
|                                 |   | Use  | Minimum  |       |       | (feet)   | Side, | Side, | Maximum<br>Lot |                      | Maximum<br>Height |                |  |  |  |  |  |  |  |  |
| 7                               | Neighborhood Business District - NB     | Туре | Lot Area | Width | Front | Rear     | 1     | Both  | Coverage       | Minimum Floor Area   | (feet)            | Notes          | Accessory Uses   |  |  |  |  |  |  |  |
| District Intent                 | Public parks and playgrounds            | P    | _        |       | 35    | 20       | 10    | 20    | 25%            | NA                   | 35                |                | Accessory parking, loading and private garage  |  |  |  |  |  |  |  |
|                                 | Permitted Subject to Site Plan Review   |      | •        |       |       | •        |       | •     |                | •                    |                   |                | Bus stops and taxi stands  |  |  |  |  |  |  |  |
| o provide areas for the         | Artist gallery or artist studio         | Р    | —        |       | 35    | 20       | 10    | 20    | 50%            | NA                   | 35                |                | Domestic animals keeping pursuant to § 310-5.2   |  |  |  |  |  |  |  |
| evelopment of small commerce in | Fitness center or gymnasium             | Р    | —        |       | 35    | 20       | 10    | 20    | 50%            | NA                   | 35                |                | Fuel storage tank less than 550 gallons  |  |  |  |  |  |  |  |
| rmony with adjacent residential | Funeral home                            | Р    | _        | _     | 35    | 20       | 10    | 20    | 25%            | NA                   | 35                |                | Signs as regulated by Chapter 234, Signs<br>Other accessory uses customarily incidental to the |  |  |  |  |  |  |  |
| eighborhoods.                   | Greenhouse - commercial                 | Р    | —        | —     | 35    | 20       | 10    | 20    | 25%            | NA                   | 35                |                |  |  |  |  |  |  |  |  |
|                                 | Home occupation**                       | Р    | 1/2 acre | —     | 35    | 20       | 10    | 20    | 25%            | NA                   | 35                | See § 310-6.3I | principal use.   |  |  |  |  |  |  |  |
|                                 | House of worship                        | Р    |          | —     | 35    | 20       | 10    | 20    | 25%            | NA                   | 35                | See § 310-4B   |  |  |  |  |  |  |  |  |
|                                 | Nonprofit organizations                 | Р    | —        | _     | 35    | 20       | 10    | 20    | 25%            | NA                   | 35                |                |  |  |  |  |  |  |  |  |
|                                 | Nursery                                 | Р    |          |       | 35    | 20       | 10    | 20    | 25%            | NA                   | 35                |                |  |  |  |  |  |  |  |  |
|                                 | Personal service establishment          | Р    |          |       | 35    | 20       | 10    | 20    | 50%            | NA                   | 35                |                |  |  |  |  |  |  |  |  |
|                                 | Pharmacy                                | Р    |          |       | 35    | 20       | 10    | 20    | 50%            | NA                   | 35                |                |  |  |  |  |  |  |  |  |
|                                 | Professional office                     | Р    | —        | —     | 35    | 20       | 10    | 20    | 50%            | NA                   | 35                |                |  |  |  |  |  |  |  |  |
|                                 | Retail store                            | Р    |          | —     | 35    | 20       | 10    | 20    | 50%            | NA                   | 35                |                |  |  |  |  |  |  |  |  |
|                                 | Restaurants and drinking establishments | Р    | —        | _     | 35    | 20       | 10    | 20    | 50%            | NA                   | 35                |                |  |  |  |  |  |  |  |  |
|                                 | Special Permit Uses                     |      |          |       |       |          |       |       |                |                      |                   |                |  |  |  |  |  |  |  |  |
|                                 | Banks                                   | SP   | —        | —     | 35    | 20       | 10    | 20    | 50%            | NA                   | 35                | See § 310-6.3A |  |  |  |  |  |  |  |  |
|                                 | Bed-and-breakfast                       | SP   |          |       | 35    | 20       | 10    | 20    | 25%            | 1,500 square feet    | 35                | See § 310-6.3B |  |  |  |  |  |  |  |  |
|                                 | Day-care center                         | SP   |          |       | 50    | 20       | 20    | 40    | 25%            | NA                   | 35                | See § 310-6.3E |  |  |  |  |  |  |  |  |
|                                 | Elementary and secondary schools        | SP   | —        | —     | 35    | 20       | 20    | 40    | 25%            | NA                   | 35                |                |  |  |  |  |  |  |  |  |
|                                 | Hotels and resort hotels                | SP   | —        | —     | 35    | 20       | 10    | 20    | 50%            | 250 square feet/room | 35                | See § 310-6.3J | J  |  |  |  |  |  |  |  |
|                                 | Motels and motor lodges                 | SP   | —        | —     | 35    | 20       | 10    | 20    | 50%            | 250 square feet/room | 35                | See § 310-6.3J |  |  |  |  |  |  |  |  |
|                                 | Veterinary hospitals                    | SP   |          | —     | 35    | 20       | 10    | 20    | 50%            | NA                   | 35                | See § 310-6.30 |  |  |  |  |  |  |  |  |
|                                 | Accessory Structures                    |      |          |       |       |          |       |       |                |                      |                   |                | In accordance with § 310-4.7 and Article V   |  |  |  |  |  |  |  |
|                                 | Off-street parking                      |      |          |       |       |          |       |       |                |                      |                   |                | In accordance with Article VIII  |  |  |  |  |  |  |  |

## NOTES:

\* The minimum lot area for a nonresidential use shall be 10,000 square feet and site plan review shall be required by Planning Board.

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 5-25-2010 by L.L. No. 10-2010; 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014]

## KEY:

P - Permitted Use SP - Special Permit Use

|                                     |  |          | Minimum  |       | Requ  | ired Set | backs |       | Maximum  |                    | Maximum   |                          |  |
|-------------------------------------|--|----------|----------|-------|-------|----------|-------|-------|----------|--------------------|-----------|--------------------------|--|
|                                     |  | Use      | Lot Area |       |       | (100)    | Side, | Side, | Lot      |                    | Height    |                          |  |
| 8                                   | Light Industrial District                    | Туре     | (acres)  | Width | Front | Rear     | 1     | Both  | Coverage | Minimum Floor Area | (feet)    | Notes                    | Accessory Uses                                       |
| District Intent                     | Agricultural Operation - Class 1             | P        | 5        | 350   | 75    | 50       | 50    | 100   | 10%      | NA                 | 35        | See § 310-4.6            | Accessory parking, loading and private garage        |
|                                     | Permitted Subject to Site Plan Review        |          |          | 500   | ,,,,  |          |       | 100   | 10/0     |                    |           |                          | Bus stops and taxi stands                            |
| provide areas for the               | ATV, motorcycle and snowmobile racing and    | р        | 10       | 250   | 100   | 75       | 75    | 150   |          | _                  | 35        |                          | Gatehouse quarters or watchman's quarters            |
| evelopment of light industry and    | practice tracks                              |          | 10       | 200   | 100   | 10       | ,5    | 100   |          |                    | 55        |                          | Fuel storage tank less than 550 gallons              |
| ssociated commerce in locations     | Automobile and machinery repair shops        | Р        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | Home occupations pursuant to § 310-5.6 for pre-exist |
| here development will not be in     | Automobile sales and service                 | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | nonconforming residential use properties subject to  |
| onflict with residential land uses. | Farm/contractor equipment sales and service  | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | special permit.                                      |
|                                     | Greenhouse - commercial                      | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | Office and showroom accessory to principle use       |
|                                     | Lumber yard                                  | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | Signs as regulated by Chapter 234, Signs             |
|                                     | Home sales lot                               | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | Other accessory uses customarily incidental to the   |
|                                     | Outdoor storage of machinery and equipment   | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | principal use.                                       |
|                                     | Plumbing supplies                            | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          |  |
|                                     | Printing and publishing                      | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          |  |
|                                     | Professional office                          | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | -  |
|                                     | Restaurant                                   | P        | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | -  |
|                                     | Reservoirs and impoundments                  | P        | 10       | 500   | 200   | 100      | 100   | 200   | 10%      | NA                 | 40        |                          |  |
|                                     | Theater, drive-in                            | P        | 10       | 500   | 200   | 100      | 100   | 200   | 20%      | NA                 | 40        |                          |  |
|                                     | Special Permit Uses                          | 1        | 10       | 500   | 200   | 100      | 100   | 200   | 2070     | 1171               | -10       |                          | -  |
|                                     | Baking plant                                 | SP       | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          |  |
|                                     | Bulk fuel storage and distribution           | SP       | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          |  |
|                                     | Car wash                                     | SP       | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        | See § 310-6.3C           | -  |
|                                     | Distribution center                          | SP       | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA<br>NA           | 40        |                          |  |
|                                     | Fairgrounds and amusement parks              | SP       | 5        | 350   | 100   | 100      | 100   | 200   | 20%      | NA<br>NA           | 40        |                          |  |
|                                     | Freight and trucking terminal                | SP       | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA                 | 40        |                          | -  |
|                                     | Gasoline service stations/repair garages     | SP       | 1        | 200   | 75    | 50       | 50    | 100   | 40%      | NA<br>NA           | 40        | See § 310-6.3G           |  |
|                                     | Kennels                                      | SP       | 25       | 1.000 | 500   | 500      | 500   | 500   | 20%      | NA<br>NA           | 40        | See § 310-6.3H           |  |
|                                     | Light industrial offices                     | SP       | 3        | 200   | 75    | 50       | 50    | 100   | 20%      | NA<br>NA           | 40        | See § 310-6.3J           | -  |
|                                     | Light industrial and manufacturing           | SP       | 3        | 200   | 75    | 50       | 50    | 100   | 20%      | NA<br>NA           | 40        | See § 310-6.3J           |  |
|                                     | Nursery                                      | SP       | 1        | 200   | 75    | 50       | 50    | 100   | 20%      | NA<br>NA           | 40        | 100 foot separation from |  |
|                                     | inuisery                                     | Sr       | 1        | 200   | 15    | 50       | 50    | 100   | 2070     | INA                | 40        | residences               |  |
|                                     | Public utilities                             | SP       | 3        | 200   | 100   | 100      | 100   | 200   | 20%      | NA                 | 40        | residences               |  |
|                                     | Public utility generating plants             | SP       | 25       | 750   | 100   | 100      | 100   | 200   | 20%      | NA                 | 40        |                          | -  |
|                                     | Ouarry operations                            | SP       | 10       | 500   | 200   | 150      | 150   | 300   | 20%      | NA                 | 40        | See § 310-6.3L           | •  |
|                                     | Research laboratories and related offices    | SP       | 3        | 200   | 75    | 50       | 50    | 100   | 20%      | NA<br>NA           | 40        | SEE § 510-0.3L           | •  |
|                                     | Self-storage facilities                      | SP       | 3        | 200   | 200   | 100      | 100   | 200   | 20%      | NA                 | 35        | See § 310-6.3M           | •  |
|                                     | Transmission towers - cellular, radio and TV | SP<br>SP | 3        | 200   | 75    | 50       | 50    | 100   | 20%      | NA<br>NA           | See Notes | See § 310-6.30           | •  |
|                                     | Veterinary hospital                          | SP<br>SP | 3        | 200   | 75    | 50       | 50    | 100   | 20%      | NA<br>NA           | 40        | See § 310-6.30           | 4  |
|                                     | Warehouse                                    | SP<br>SP |          | 200   | 75    |          |       | 100   | 20%      | NA<br>NA           | 40        | 500 8 510-0.50           | 4  |
|                                     |  | SP       |          | 200   | /3    | 50       | 100   | 100   | 20%      | I NA               | 40        |                          | In accordance with \$ 210.47 1.4.4 1.37              |
|                                     | Accessory Structures                         |          | 1        |       | 1     |          |       | 1     | 1        |                    | 1         |                          | In accordance with § 310-4.7 and Article V           |
|                                     | Off-street parking                           |          |          |       |       |          |       |       |          |                    |           |                          | In accordance with Article VIII                      |

NOTE: Site plan review is required by the Planning Board for all proposed light industrial use.

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 5-25-2010 by L.L. No. 10-2010; 12-22-2014 by L.L. No. 8-2014]

# KEY:

P - Permitted Use SP - Special Permit Use

|                                     |  |      | Required Setbacks           Minimum         (feet) |       |       |      | Maximum |       | Maximum  |                    |           |                |   |
|-------------------------------------|--|------|--|-------|-------|------|---------|-------|----------|--------------------|-----------|----------------|---|
|                                     |  | Use  | Lot Area   |       |       |      | Side,   | Side, | Lot      |                    | Height    |                |   |
| 9                                   | Heavy Industrial District                    | Туре | (acres)  | Width | Front | Rear | 1       | Both  | Coverage | Minimum Floor Area | (feet)    | Notes          | Accessory Uses  |
| District Intent                     | Special Permit Uses                          |      |  |       |       |      |         |       |          |                    |           |                | Accessory parking, loading and private garage   |
|                                     | All uses permitted in the LI District        |      |  |       |       |      |         |       |          |                    |           |                | Fuel storage tank less than 550 gallons   |
| Provide for the development of      | Recycling facility                           | SP   | 3  | 200   | 75    | 75   | 75      | 150   | 35%      | NA                 | 40        |                | Home occupations pursuant to § 310-5.6 for pre-existing   |
| heavy industrial uses in areas that | Sanitation operation                         | SP   | 3  | 200   | 75    | 75   | 75      | 150   | 35%      | NA                 | 40        |                | nonconforming residential use properties subject to   |
| will not conflict with residential  | Storage and processing of scrap metal        | SP   | 3  | 200   | 75    | 75   | 75      | 150   | 35%      | NA                 | 40        | No smelting    | special permit.   |
| and commercial uses.                | Transmission towers - cellular, radio and TV | SP   | 3  | 200   | 75    | 75   | 75      | 150   | 35%      | NA                 | See Notes | See § 310-6.3D | Office and showroom accessory to principle use<br>Signs as regulated by Chapter 234, Signs<br>Other uses customarily incidental to principal use. |
|                                     | Accessory Structures                         |      | -  |       |       |      |         |       |          |                    |           |                | In accordance with § 310-4.7 and Article V  |
|                                     | Off-street parking                           |      |  |       |       |      |         |       |          |                    |           |                | In accordance with Article VIII   |

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014]

## KEY:

P - Permitted Use SP - Special Permit Use

|                                   |   |          | Minimum  |       | Requ  | iired Set<br>(feet) | backs |       | Maximum  |                    | Maximum   |                 |   |
|-----------------------------------|---|----------|----------|-------|-------|---------------------|-------|-------|----------|--------------------|-----------|-----------------|---|
|                                   |   | Use      | Lot Area |       |       |                     | Side, | Side, | Lot      |                    | Height    |                 |   |
| 10                                | Agricultural District AG-1                      | Туре     | (acres)  | Width | Front | Rear                | 1     | Both  | Coverage | Minimum Floor Area | (feet)    | Notes           | Accessory Uses  |
| District Intent                   | One-family residence                            | Р        | 5        | 350   | 50    | 50                  | 50    | 100   | 10%      | 1,200 square feet  | 35        |                 | Accessory parking, loading and private garage                                   |
|                                   | Farm worker housing [two units per farm]        | Р        | 5        | 350   | 75    | 50                  | 50    | 100   | 10%      | 750 square feet    | 35        |                 | Class 1 and 2 Agricultural Operations: Greenhouses,                             |
| o preserve large areas of open    | Agricultural Operation - Class 1                | Р        | 5        | 350   | 75    | 50                  | 50    | 100   | 10%      | NA                 | 35        | See § 310-4.6   | barns, silos, tool sheds, outdoor storage, etc., provided                       |
| ace and existing agricultural     | Agricultural Operation - Class 2                | Р        | 10       | 500   | 75    | 100                 | 100   | 200   | 10%      | NA                 | 35        | See § 310-4.6   | such accessory building is set back at least 150 feet fro                       |
| tivities and to density while     | Commercial forestry and timber processing**     | Р        | 10       | 500   | 100   | 100                 | 100   | 200   | 10%      | NA                 | 35        | ×               | any lot line.   |
| eserving the right to farm.       | Day-care home                                   | Р        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        |                 | Domestic animals keeping pursuant to § 310-5.2                                  |
|                                   | Hunting and fishing cabins                      | Р        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | 800 square feet    | 35        | See § 310-5.7   | Farm stand - temporary  |
|                                   | Public parks and playgrounds                    | Р        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        | 0               | Greenhouse for private home use   |
|                                   | Wildlife and game preserves                     | Р        | 25       | 750   | 100   | 100                 | 100   | 200   | 10%      | NA                 | 35        |                 | Outdoor recreation activities   |
|                                   | Winery and vineyard                             | Р        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        |                 | Reservoirs and ponds subject to DEC approval                                    |
|                                   | Permitted Subject to Site Plan Review           |          |          |       |       |                     |       |       | !        |                    |           |                 | Satellite dishes in accordance with § 310-4.71                                  |
|                                   | Greenhouse - commercial                         | Р        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        |                 | Signs as regulated by Chapter 234, Signs  |
|                                   | Home occupation***                              | Р        | 1/2      | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        | See § 310-6.3I  | Storage of goods, equipment or accessory product                                |
|                                   | House of worship                                | Р        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        | See § 310-4.6   | Storing of not more than 3 boats, trailers or RVs in accordance with § 310-8.1F |
|                                   | Nonprofit organizations                         | Р        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        | 3               | Storage shed  |
|                                   | Nursery   | P        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        |                 | Swimming pools in accordance with § 310-4.6                                     |
|                                   | Hospital or medical diagnosis center/children's | P        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        |                 | Other accessory uses customarily incidental to the                              |
|                                   | comprehensive care center                       |          |          |       |       |                     | , .   |       |          |                    |           |                 | principal use.  |
|                                   | Stables and riding academies                    | Р        | 10       | 500   | 100   | 100                 | 100   | 200   | 10%      | NA                 | 35        |                 | principai use.  |
|                                   | Special Permit Uses                             | -        |          |       |       |                     |       |       |          |                    | 1 22 1    |                 |   |
|                                   | Adult home, skilled nursing facility or nursing | Р        | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        |                 | -   |
|                                   | home  |          |          | 500   | 100   | ,                   | ,     | 100   | 10,0     |                    |           |                 |   |
|                                   | Bed-and-breakfast                               | SP       | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | 1,500 square feet  | 35        | See § 310-6.3B  | -   |
|                                   | Campgrounds - vacation                          | SP       | 10       | 500   | 200   | 150                 | 150   | 300   | 10%      | NA                 | 35        | See § 310-6.3N  | —   |
|                                   | Campgrounds vacanon<br>Camps - day              | SP       | 10       | 500   | 200   | 150                 | 150   | 300   | 10%      | NA                 | 35        | 500 , 510 0.511 | —   |
|                                   | Camps - sleep-away                              | SP       | 10       | 500   | 200   | 150                 | 150   | 300   | 10%      | NA                 | 35        |                 | —   |
|                                   | Cemeteries                                      | SP       | 10       | 500   | 200   | 150                 | 150   | 300   | 10%      | NA                 | 35        |                 | —   |
|                                   | Day-care center                                 | SP       | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        | See § 310-6.3E  | —   |
|                                   | Elementary and secondary schools                | SP       | 10       | 500   | 200   | 150                 | 150   | 300   | 10%      | NA                 | 35        | 500 y 510 0.5E  | -   |
|                                   | Kennels   | SP       | 25       | 1,000 | 500   | 500                 | 500   | 500   | 20%      | NA                 | 35        | See § 310-6.3H  |   |
|                                   | Public utilities                                | SP       | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | 35        | 500 8 510-0.511 |   |
|                                   | Quarry operations                               | SP       | 10       | 500   | 200   | 150                 | 150   | 300   | 20%      | NA                 | 35        | See § 310-6.3L  |   |
|                                   | Transmission towers - cellular, radio and TV    | SP       | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA                 | See Notes | See § 310-6.3D  |   |
|                                   | Veterinary hospital                             | SP<br>SP | 5        | 350   | 100   | 75                  | 75    | 150   | 10%      | NA<br>NA           | 35        | See § 310-6.3D  |   |
|                                   | Accessory Structures                            | or       | 5        | 330   | 100   | 13                  | /3    | 150   | 1070     | INA                | 33        | See 8 510-0.30  | In accordance with § 310-4.7 and Article V                                      |
|                                   |   |          |          |       |       |                     |       |       | 1        |                    | 1 1       |                 | In accordance with § 510-4.7 and Article V<br>In accordance with Article VIII   |
| <b>DTES:</b> See also § 310-5.26. | Off-street parking                              |          |          |       |       |                     |       |       |          |                    |           |                 | In accordance with Article VIII   |

**NOTES:** See also § 310-5.26.

Minimum lot size 50 acres for raising hogs. \*

\*\* Subject to NYSDEC requirements.
\*\*\* In accordance with NYS Uniform Building Code.

# Town of Fallsburg, New York Schedule I - Table of Use and Bulk Requirements [Amended 7-9-2012 by L.L. 7-2012; 12-22-2014 by L.L. No. 8-2014]

#### **KEY:** P - Permitted Use SP - Special Permit Use

| District IntentPermitted UsesTo facilitate proper development on<br>large tracts by fostering<br>continuance of existing uses, while<br>encouraging adaptive reuse and<br>innovative mixed use, compatible<br>with the rural character of the Town<br>of Fallsburg.Two-family dwelPermitted Subje<br>Banquet facilitie<br>Colleges and uni<br>Commercial reer<br>Conference cente<br>Golf course<br>House of worshij<br>Not-for-profits<br>Personal service<br>Professional offic<br>Retail<br>Restaurants<br>Religious retreat<br>Special Permit<br>Duplex homes**<br>Townhouse time<br>Townhouse strue<br>Minimum habitaMinimum habita<br>Minimum habitaMinimum habita<br>Minimum distant<br>Special Permit<br>Dada of the component of<br>Deference cate<br>Golf courseCompercial Permit D<br>Duplex homes**<br>Townhouse strue<br>Minimum habitaMinimum habita<br>Minimum habitaMinimum habita<br>Minimum habitaMinimum habita<br>Minimum habitaMinimum habita<br>Minimum habitaMinimum habita </th <th></th> <th></th> <th>Minimum</th> <th></th> <th>neq</th> <th>uired Seth<br/>(feet)</th> <th>Jacks</th> <th></th> <th></th> <th>Maximum</th> <th></th> <th></th> <th></th> |                                   |   | Minimum             |       | neq   | uired Seth<br>(feet) | Jacks      |               |                       | Maximum          |                    |                                    |   |  |  |  |  |  |  |  |
|--|-----------------------------------|---|---------------------|-------|-------|----------------------|------------|---------------|-----------------------|------------------|--------------------|------------------------------------|---|--|--|--|--|--|--|--|
| To facilitate proper development on<br>large tracts by fostering<br>continuance of existing uses, while<br>encouraging adaptive reuse and<br>innovative mixed use, compatible<br>with the rural character of the Town<br>of Fallsburg.   | ed Resort Destination - PRD       | Use<br>Type   | Lot Area<br>(acres) | Width | Front |                      | Side,<br>1 | Side,<br>Both | Minimum<br>Floor Area | Height<br>(feet) | Notes              | Minimum Required<br>Parking Spaces | Accessory Uses  |  |  |  |  |  |  |  |
| Co facilitate proper development on<br>arge tracts by fostering<br>continuance of existing uses, while<br>movative mixed use, compatible<br>with the rural character of the Town<br>of Fallsburg.  | ted Uses (Residential)            | / - / - / / / / / / / / / / / / | (                   |       | 1     |                      | -          |               |                       | ()               |                    |                                    | Accessory parking, loading and private garage   |  |  |  |  |  |  |  |
| To facilitate proper development on<br>arge tracts by fostering<br>continuance of existing uses, while<br>encouraging adaptive reuse and<br>nnovative mixed use, compatible<br>with the rural character of the Town<br>of Fallsburg.   |                                   | Р   | .75                 | 125   | 150   | 25                   | 25         | 50            | 1.200                 | 35               | See Notes          | § 310-8.1G                         | Day-care center   |  |  |  |  |  |  |  |
| continuance of existing uses, while<br>encouraging adaptive reuse and<br>innovative mixed use, compatible<br>with the rural character of the Town<br>of Fallsburg.   | J 8-                              |   |                     | -     |       | -                    | -          |               | square feet           |                  |                    | 3                                  | Domestic animals keeping pursuant to § 310-5.2  |  |  |  |  |  |  |  |
| continuance of existing uses, while<br>encouraging adaptive reuse and<br>innovative mixed use, compatible<br>with the rural character of the Town<br>of Fallsburg.   | mily dwellings                    | Р   | 1.5                 | 125   | 150   | 25                   | 25         | 50            | 1,200                 | 35               | See Notes          | § 310-8.1G                         | Dormitory, fraternity, sorority house § 310-5.3   |  |  |  |  |  |  |  |
| innovative mixed use, compatible<br>with the rural character of the Town<br>of Fallsburg.  | , ,                               |   |                     |       |       |                      |            |               | square feet           |                  |                    | 0                                  | Greenhouse for private home use   |  |  |  |  |  |  |  |
| vith the rural character of the Town<br>of Fallsburg.<br>Colleges and uni<br>Colleges and uni<br>Commercial recr<br>Conference cente<br>Golf course<br>House of worshi<br>Not-for-profits<br>Personal service<br>Professional offic<br>Retail<br>Restaurants<br>Religious retreat<br><b>Special Permit U</b><br>Duplex homes**<br>Townhouse time<br>Townhouse time<br>Townhouse stime<br><i>Minimum habite</i><br><i>Minimum habite</i><br><i>Maximum units</i><br><i>Minimum distat</i><br><b>Special Permit U</b><br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day   | ted Subject to Site Plan Review   |   | •                   |       |       |                      |            |               |                       | •                |                    |                                    | Home occupation pursuant to § 310-5.6   |  |  |  |  |  |  |  |
| of Fallsburg.<br>Commercial recr<br>Conference center<br>Golf course<br>House of worship<br>Not-for-profits<br>Personal service<br>Professional offic<br>Retail<br>Restaurants<br>Religious retreat<br><b>Special Permit U</b><br>Duplex homes**<br>Townhouse time<br>Townhouse stru<br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Maximum units</i><br><i>Minimum distan</i><br><b>Special Permit U</b><br>Bed-and-breakfa  | t facilities                      | Р   | 2                   | 200   | 75    | 75                   | 75         | 150           | NA                    | 45               |                    | 1 space per 4 seats                | Outdoor recreation facilities   |  |  |  |  |  |  |  |
| Confirence cente<br>Golf course<br>House of worship<br>Not-for-profits<br>Personal service<br>Professional offic<br>Retail<br>Restaurants<br>Religious retreat<br><b>Special Permit I</b><br>Duplex homes**<br>Townhouse time<br>Townhouse stru<br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Maximum units</i><br><i>Minimum distar</i><br><b>Special Permit I</b><br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  | s and universities                | Р   | 10                  | 500   | 200   | 150                  | 150        | 300           | 10%                   | 35               |                    | § 310-8.1G                         | Public assembly   |  |  |  |  |  |  |  |
| Golf courseHouse of worshipNot-for-profitsPersonal serviceProfessional officRetailRestaurantsReligious retreatSpecial Permit UDuplex homes**Townhouse timeTownhouse strueMinimum habitaMinimum habitaMinimum habitaSpecial Permit UBed-and-breakfaCampgrounds - vCampgrounds - v   | ercial recreational facilities    | Р   | 10                  | 500   | 200   | 150                  | 150        | 300           | 10%                   | 35               |                    | § 310-8.1G                         | Reservoirs and ponds subject to DEC approval  |  |  |  |  |  |  |  |
| House of worshi<br>Not-for-profits<br>Personal service<br>Professional offic<br>Retail<br>Restaurants<br>Religious retreat<br><b>Special Permit</b><br>Duplex homes**<br>Townhouse time<br>Townhouse stru<br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Minimum distan</i><br><b>Special Permit</b><br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  | ence center                       | Р   | 10                  | 500   | 200   | 150                  | 150        | 300           | 10%                   | 45               |                    | 1 space per 4 seats                | Satellite dishes in accordance with § 310-4.7I  |  |  |  |  |  |  |  |
| Not-for-profits         Personal service         Professional offic         Retail         Restaurants         Religious retreat         Special Permit I         Duplex homes**         Townhouse time         Townhouse stru         Minimum habit         Minimum habit         Maximum units         Minimum distant         Special Permit I         Bed-and-breakfa         Campgrounds - v         Campgrounds - v  |                                   | Р   | 50                  | 750   | 100   | 100                  | 100        | 200           | NA                    | 35               |                    | § 310-8.1G                         | Signs as regulated by Chapter 234, Signs  |  |  |  |  |  |  |  |
| Personal service<br>Professional offic<br>Retail<br>Restaurants<br>Religious retreat<br><b>Special Permit U</b><br>Duplex homes**<br>Townhouse time<br>Townhouse stru<br><i>Minimum habite</i><br><i>Minimum habite</i><br><i>Minimum habite</i><br><i>Minimum habite</i><br><i>Maximum units</i><br><i>Minimum distan</i><br><b>Special Permit U</b><br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day   |                                   | Р   | 10                  | 500   | 200   | 150                  | 150        | 300           | 10%                   | 45               | See § 310-4.6      | § 310-8.1G                         | Storage of goods, equipment or accessory product<br>Storing of not more than 3 boats, trailers or RVs |  |  |  |  |  |  |  |
| Professional offic<br>Retail<br>Restaurants<br>Religious retreat<br><b>Special Permit U</b><br>Duplex homes**<br>Townhouse time<br>Townhouse stru<br><i>Minimum habite</i><br><i>Minimum habite</i><br><i>Minimum habite</i><br><i>Minimum habite</i><br><i>Maximum units</i><br><i>Minimum distan</i><br><b>Special Permit U</b><br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day   |                                   | Р   | 1                   | 125   | 50    | 25                   | 25         | 50            | NA                    | 35               |                    | § 310-8.1G                         | - Storage shed  |  |  |  |  |  |  |  |
| Retail         Restaurants         Religious retreat         Special Permit U         Duplex homes**         Townhouse time         Townhouse strut         Minimum habit         Minimum habit         Maximum units         Minimum distant         Special Permit U         Bed-and-breakfa         Campgrounds - v         Campgrounds - v   | l service establishments          | Р   | 1                   | 125   | 50    | 25                   | 25         | 50            | NA                    | 35               | Accessory to hotel | § 310-8.1G                         | - Swimming pools in accordance with § 310-4.6   |  |  |  |  |  |  |  |
| Restaurants         Religious retreat         Special Permit I         Duplex homes**         Townhouse time         Townhouse strum         Minimum habita         Minimum habita         Maximum units         Minimum distant         Special Permit I         Bed-and-breakfa         Campgrounds - v         Camps - day  | ional office                      | Р   | 1                   | 125   | 50    | 25                   | 25         | 50            | NA                    | 35               |                    | § 310-8.1G                         | - Theaters - indoor   |  |  |  |  |  |  |  |
| Religious retreat<br>Special Permit U<br>Duplex homes**<br>Townhouse time<br>Townhouse stru<br><i>Minimum habitu</i><br><i>Minimum habitu</i><br><i>Minimum habitu</i><br><i>Maximum units</i><br><i>Minimum distan</i><br>Special Permit U<br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day   |                                   | Р   | 1                   | 125   | 50    | 25                   | 25         | 50            | NA                    | 35               | Accessory to hotel | § 310-8.1G                         | Utility structures  |  |  |  |  |  |  |  |
| Special Permit U<br>Duplex homes**<br>Townhouse time<br>Townhouse stru<br><i>Minimum habite</i><br><i>Minimum habite</i><br><i>Minimum habite</i><br><i>Maximum units</i><br><i>Minimum distan</i><br>Special Permit U<br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  | ants                              | Р   | 1                   | 125   | 50    | 25                   | 25         | 50            | NA                    | 35               | Accessory to hotel | § 310-8.1G                         | Warehousing   |  |  |  |  |  |  |  |
| Duplex homes**         Townhouse time         Townhouse stru         Minimum habit         Minimum habit         Minimum habit         Minimum habit         Maximum units         Minimum distant         Special Permit I         Bed-and-breakfa         Campgrounds - v         Campgrounds - v  |                                   | Р   | 10                  | 500   | 200   | 150                  | 150        | 300           | 10%                   | 45               | See § 310-4.8      | § 310-8.1G                         | Other accessory uses customarily incidental to the  |  |  |  |  |  |  |  |
| Townhouse time<br>Townhouse stru<br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Minimum habita</i><br><i>Maximum units</i><br><i>Minimum distan</i><br><b>Special Permit</b><br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day   | Permit Uses (Residential)         |   |                     |       |       |                      |            |               |                       |                  |                    |                                    | principal use.  |  |  |  |  |  |  |  |
| Townhouse stru<br>Minimum habita<br>Minimum habita<br>Minimum habita<br>Maximum units<br>Minimum distan<br>Special Permit I<br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day   | homes**                           | SP  |                     |       |       |                      |            |               | _                     | —                |                    |                                    |   |  |  |  |  |  |  |  |
| Minimum habitaMinimum habitaMinimum habitaMinimum habitaMaximum unitsMinimum distarSpecial Permit IBed-and-breakfaCampgrounds - vCamps - day   | buse time-shared                  | SP  | 10                  | 300   | 150   | 100                  | 100        | 200           | NA                    | NA               | Article XVII       |                                    |   |  |  |  |  |  |  |  |
| Minimum habit<br>Minimum habit<br>Maximum units<br>Minimum distan<br>Special Permit<br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day   | nouse structures*                 | SP  | NA                  | NA    | 16-20 | 25                   | 30         | 60            | NA                    | 35               |                    |                                    |   |  |  |  |  |  |  |  |
| Minimum habit<br>Maximum units<br>Minimum distan<br>Special Permit<br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  | um habitable floor area - 3 BR    |   |                     |       |       |                      |            |               | 1,100                 |                  | See § 310-17.3B(4) |                                    |   |  |  |  |  |  |  |  |
| Minimum habit<br>Maximum units<br>Minimum distan<br>Special Permit<br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  |                                   |   |                     |       |       |                      |            |               | square feet           |                  |                    |                                    |   |  |  |  |  |  |  |  |
| Maximum units<br>Minimum distar<br><b>Special Permit</b><br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  | um habitable floor area - 2 BR    |   |                     |       |       |                      |            |               | 950 square            |                  |                    |                                    |   |  |  |  |  |  |  |  |
| Maximum units<br>Minimum distar<br><b>Special Permit</b><br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  |                                   |   |                     |       |       |                      |            |               | feet                  |                  |                    |                                    |   |  |  |  |  |  |  |  |
| Minimum distan<br>Special Permit U<br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  | um habitable floor area - 1 BR    |   |                     |       |       |                      |            |               | 800 square            |                  |                    |                                    |   |  |  |  |  |  |  |  |
| Minimum distan<br>Special Permit U<br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  |                                   |   |                     |       |       |                      |            |               | feet                  |                  |                    |                                    | _   |  |  |  |  |  |  |  |
| Special Permit U<br>Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  | um units per townhouse structure  |   |                     |       |       |                      |            |               | 7                     |                  |                    |                                    |   |  |  |  |  |  |  |  |
| Bed-and-breakfa<br>Campgrounds - v<br>Camps - day  | um distance between TH structures |   |                     |       |       |                      |            |               | 60 feet               |                  |                    |                                    | _   |  |  |  |  |  |  |  |
| Campgrounds - v<br>Camps - day   | Permit Uses (Nonresidential)      |   | 1                   | 1     |       | ,                    |            |               |                       |                  |                    |                                    | _   |  |  |  |  |  |  |  |
| Camps - day  | d-breakfast                       | SP  | 2                   | 125   | 50    | 25                   | 25         | 50            | 1,500                 | 35               |                    | § 310-8.1G                         |   |  |  |  |  |  |  |  |
| Camps - day  |                                   |   |                     |       | -     |                      |            |               | square feet           |                  |                    |                                    | _   |  |  |  |  |  |  |  |
|  |                                   | SP  | 10                  | 500   | 200   | 150                  | 150        | 300           | 10%                   | NA               |                    |                                    | -   |  |  |  |  |  |  |  |
|  | 2                                 | SP  | 25                  | 750   | 200   | 200                  | 200        | 400           | 20%                   | 35               |                    |                                    | _   |  |  |  |  |  |  |  |
|  | - sleep-away                      | SP  | 25                  | 750   | 200   | 200                  | 200        | 400           | 20%                   | 35               |                    |                                    | _   |  |  |  |  |  |  |  |
|  | tary and secondary schools        | SP  | 10                  | 500   | 200   | 150                  | 150        | 300           | 10%                   | 45               |                    | § 310-8.1G                         | _   |  |  |  |  |  |  |  |
| Hotels and resort  | and resort hotels                 | SP  | 10                  | 500   | 200   | 150                  | 150        | 300           | 250 square            | 45               |                    | § 310-8.1G                         |   |  |  |  |  |  |  |  |
|  |                                   |   |                     |       |       |                      |            |               | feet/room             |                  |                    |                                    |   |  |  |  |  |  |  |  |
| Accessory Struc<br>Off-street parkin   | <b>,</b>                          |   | 1                   | 1     | 1     | , ,                  |            | 1             | 1                     |                  |                    |                                    | In accordance with § 310-4.7 and Article V<br>In accordance with Article VIII                         |  |  |  |  |  |  |  |

### NOTES:

The location of residential units within a Planned Resort Destination District shall not be restricted to the Town water or sewer district boundaries, provided all units are served with public and/or central water and sewer.

New Planned Resort Developments shall require site plan review by the Planning Board. Existing resort developments shall only require site plan review for those actions that require site plan review in accordance with Article VII of this chapter.
 Bulk requirements change with the application of the Duplex Law, § 310-5.30.