

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 1

Town of Thompson

Schedule of District Regulations  
SR Suburban Residential District

[Amended 5-4-1993 by L.L. No. 3-1993; 6-7-2005 by L.L. No. 1-2005; 11-21-2006 by L.L. No. 6-2006; 7-1-2008 by L.L. No. 6-2008; 1-17-2012 by L.L. No. 1-2012; 11-20-2012 by L.L. No. 13-2012; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

SR Suburban Residential District

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required							Maximum Permitted			
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) <sup>2,3</sup>	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations	1-family dwellings, not to exceed 1 per lot: <sup>1</sup>	2-family dwellings, not to exceed 1 per lot												
Garden house, toolshed, wading or swimming pool not operated for gain, provided that pools in excess of 175 square feet shall be not less than 25 feet from any lot line	With central water or sewer facilities	With central water or sewer facilities		20,000 square feet	100	125	40	40	15	40	1,000 per unit	2.0	20%	30
	Without central water or sewer facilities	Without central water or sewer facilities		40,000 square feet	150	150	50	50	20	50	Minimum width of 20 feet	1.0	10%	
Keeping not more than 2 dogs or cats over 6 months of age		Day care		20,000 square feet	100	125	40	40	15	40	1,000	N/A	20%	30
Signs, in accordance with § 250-30, limited to:  1 nonilluminated nameplate, not to exceed 2 square feet in area  1 directly illuminated announcement sign for schools, churches and other institutional uses not to exceed 12 square feet in area, and not closer than 5 feet to any lot line  Real estate signs, not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located		Cluster developments for 1-family detached dwellings, in accordance with § 250-26		10 acres; 7,500 square feet/du	65	90	30	30	10	25		2.0	25%	
		Multiple dwellings in accordance with § 250-28  *Note: To derive the acreage used in computing the allowable number of units on a given property, use the gross acreage minus the area allotted to bodies of water, areas subject to flooding, ponding and wetlands; areas which have slopes over 20%, and existing rights-of-way and easements		10 acres	150	150	40	50	30	50	1,000	2.0	20%	35 <sup>4</sup>
Directional signs for off-street parking areas, not to exceed 2 square feet in area		Row houses and attached dwellings in accordance with § 250-28  *Note: To derive the acreage used in computing the allowable number of units on a given property, use the gross acreage minus the area allotted to bodies of water, areas subject to flooding, ponding and wetlands; areas which have slopes over 20%, and existing rights-of-way and easements		10 acres	22 <sup>3</sup>	100 <sup>3</sup>	30 <sup>3</sup>	35 <sup>5</sup>	4 <sup>5</sup>	25 <sup>5</sup>	500	4.0*	20%	35 <sup>4</sup>

THOMPSON CODE

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		Planned unit developments in accordance with § 250-27		30 acres	500	150	50	50	50	100	800	4.0	15%	35	
			Planned resort development in accordance with § 250-27.2	30 acres	500	150	50	50	50	100	800	4.0	15%	35	
		Hotels and motels:												35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75	
		With central sewer facilities		5 acres, plus 2,000 square feet/unit over 50	400	300	100	50	50	100	400	4.0	30%		
		Without central sewer facilities		10 acres, plus 10,000 square feet/unit over 12	1,200	400	100	50	50	100	400	4.0	30%		
		Places of worship and related parish houses, seminaries, convents and related uses			3 acres	150	150	50	50	50	100	1,000	N/A	15%	35
			Parks, libraries and museums		3 acres	150	150	50	50	50	100	N/A		15	35
			Clubhouses for social organizations and related recreational facilities		3 acres	150	150	50	50	50	100	N/A		15	35
			Schools and colleges, including dormitories, playgrounds and other related uses		3 acres	150	150	50	50	50	100	N/A	4.0	15	35
		Public utility structures and rights-of-way		3 acres	150	150	50	50	50	100	N/A		15	35	

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<p>Private garage for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit therein nor space therein for more than 1 car is leased to a nonresident of the premises. The total area for vehicle entrance doors shall not exceed 216 square feet nor may any door exceed 8 feet in height nor be greater than 16 feet in width. Structures shall not occupy an area greater than 1,000 square feet or be greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet, nor may any garage be located on a lot closer to the lot line than the front of the main building. Garages shall be built on a buildable portion of the lot. Siding and exterior finishes shall be compatible with the principle building; metal roofs and siding shall be prohibited except when used for agricultural purposes.</p> <p>Parking garages</p> <p>The Planning Board shall have discretion pursuant to Town Law § 274-a, Subdivision 5, and Town Code § 250-59, when reasonable, to waive any of the aforementioned provisions regarding size, height and/or setbacks (front, back and side yard) regarding private garages when said use is subject to site plan review and when not acting in such capacity as would create unnecessary costs to an applicant to bring a contemporaneous proceeding to the Zoning Board of Appeals, and said waivers are reviewed while taking into consideration the public health, safety and welfare and the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular</p>			<p>Private garages for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit therein, nor space therein for more than 1 car is leased to a nonresident of the premises, when the total area for vehicle entrance doors exceeds 216 square feet, and any door exceeds 8 feet in height or is greater than 16 feet in width and the structure occupies an area greater than 1,000 square feet or is greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet. Garages may be located on a lot closer to the lot line than the front of the main building, when approved by the Planning Board. Garages shall be built on a buildable portion of the lot. Siding and exterior finishes shall be compatible with the principal building.</p> <p>The Planning Board shall have discretion pursuant to Town Law § 274-a, Subdivision 5, and Town Code § 250-59, when reasonable, to waive any of the aforementioned provisions regarding size, height and/or setbacks (front, back and side yard) regarding private garages when said use is subject to site plan review and when not acting in such capacity as would create unnecessary costs to an applicant to bring a contemporaneous proceeding to the Zoning Board of Appeals, and said waivers are reviewed while taking into consideration the public health, safety and welfare and the comfort and convenience of the public in general and the residents of the immediate</p>	With water and sewer 20,000 square feet	100	125	40	40	15	40	N/A	N/A	20%	30
				Without water and sewer 40,000 square feet	150	150	50	50	20	50	N/A	N/A	10%	30

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			neighborhood in particular											
Solar power energy systems in accordance with § 250-91		Large-scale solar energy systems in accordance with § 250-92												

**NOTES:**

<sup>1</sup> On lots which have the ability (sufficient acreage) to be subdivided, in accordance with the “standard minimum requirements” shown in the schedule of regulations, a second detached single-family dwelling shall be permitted subject to the following:

- (a) Both units must be in common ownership.
- (b) Both units must have the ability to meet all yard and size requirements.
- (c) If, in the future, the building is to be sold, subdivision approval must first be obtained from the Planning Board

<sup>2</sup> Trees and other natural vegetation shall be preserved in their natural state a distance of 35 feet from the street ROW line or front property line except as required for the construction of a driveway and other Town-approved purposes.

<sup>3</sup> The front yard for a lake front lot shall be considered the lake side of the dwelling unit; the rear yard shall be the street side or road frontage.

<sup>4</sup> The Planning Board may give special consideration to allowing 3 stories subject to Planning Board review of firefighting capability and character of neighborhood.

<sup>5</sup> These figures are used for each individual townhouse lot owned in fee simple.