

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 2

Town of Thompson

Schedule of District Regulations  
RR-1 Rural Residential-1 District

[Added 6-7-2005 by L.L. No. 1-2005; amended 6-20-2006 by L.L. No. 5-2006; 11-21-2006 by L.L. No. 6-2006; 1-17-2012 by L.L. No. 1-2012; 4-2-2019 by L.L. No. 1-2019; 1-7-2020 by L.L. No. 1-2020]

RR-1 Rural Residential-1 District

Accessory Uses	Permitted Uses	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>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>1,2</sup>	2-family dwellings not to exceed 1 per lot <sup>2</sup>	40,000 square feet	150	150	50	50	20	50	1,000 square feet/unit and 20 feet wide	1.0	10%	30
Processing and sale of farm produce		Bed-and-breakfast and inns											
Keeping not more than 2 farm animals on lots of under 5 acres, plus 1 additional farm animal per 1 additional acre in excess of 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line		With central sewer	20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
		Without central sewer	40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35
Rental offices	The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line:		5 acres	150	300	50	50	35	70	N/A	N/A	30%	35
Related recreational uses not closer than 100 feet to any property line													
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet to any property line. Sewage disposal and water supply systems shall have the approval of the New York State DEC		Growing of crops; orchards or nurseries	5 acres	150	300	50	50	35	70	N/A	N/A	30% <sup>4</sup>	35
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated		Keeping not more than 25 fowl	5 acres	150	300	50	50	35	70	N/A	N/A	30% <sup>4</sup>	35
1 directly illuminated announcement sign for schools, churches and other institutional uses, not to exceed 12 square feet in area and not closer than 15 feet to any lot line		Keeping not more than 10 farm animals plus 1 additional farm animal per 1 additional acre in excess of 5 acres											
Real estate signs not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located		Keeping of livestock	25 acres	150	300	50	50	35	70	N/A	N/A	30% <sup>4</sup>	35
		Harvesting of forest products and wild crops	10 acres	No structures shall be within 200 feet of a lot line						N/A	N/A	N/A	N/A
Directional signs for off-street parking areas, not to exceed 2 square feet in area in nonresidential areas, 1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated		Hunting and fishing cabins containing less than 400 square feet of floor area	10 acres	150	300	50	50	35	70	400	1.0	30%	35
		Mobile home parks in accordance with § 250-25	10 acres	400	400	80	50	50	100	720 square feet/unit and 12 feet wide	4.0	20%	20
		Summer camps, bungalow colonies and campgrounds, in accordance with §§ 250-31 and 250-34	10 acres	400	400	100	50	50	100	600 square feet/unit, width not less than 1/3 the length of the building	2.0	10%	35

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Private garage for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit, 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 principal building		Commercial recreational facilities, except drive-in theaters	3 acres	150	150	70	50	50	100	N/A	N/A	30%	35
		Eating and drinking establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Nursing homes, medical and dental clinics	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Outdoor sales in accordance with § 250-32	3 acres	150	300	50	50	50	100	N/A	N/A	30% <sup>4</sup>	35
		Stripping of land in accordance with § 250-29	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Places of worship and related parish houses, seminaries, convents and related uses	3 acres	150	300	50	50	50	100	1,000	1.0 <sup>1</sup>	15%	35
		Parks, libraries and museums	3 acres	150	300	50	50	50	100	N/A	N/A	15%	35
		Clubhouses for social organizations, and related recreational facilities	3 acres	150	300	50	50	50	100	N/A	N/A	15%	35
		Schools and colleges, including dormitories, playgrounds and other related uses	3 acres	150	300	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	N/A	15%	45
	Planned unit developments in accordance with § 250-27	30 acres	500	500	100	50	50	100	1,000	2.0	15%	30	
	Cemeteries	5 acres	300	300	50 <sup>4</sup>	50 <sup>4</sup>	50 <sup>4</sup>	50 <sup>4</sup>	N/A	N/A	15%	30	

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<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>Accessory building as defined in § 250-16A, and garden house, toolshed or wading or swimming pool not operated for gain, provided that a pool in excess of 175 square feet shall not be less than 25 feet from any property line.</p>		<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, 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. (Metal roofs and siding shall be prohibited except when used for agricultural purposes.)</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>	40,000 square feet	150	150	50	50	20	50	N/A	N/A	10%	30

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Solar power energy systems in accordance with § 250-91		Large-scale solar energy systems in accordance with § 250-92 (subject to site plan review and special use permit)											

**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> Percentage only applies to buildings and structures.