

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 6

Town of Thompson

Schedule of District Regulations  
CI Commercial Industrial District

[Amended 4-26-1988 by L.L. No. 2-1988; 6-7-2005 by L.L. No. 1-2005; 6-20-2006 by L.L. No. 5-2006; 7-1-2008 by L.L. No. 6-2008; 4-6-2010 by L.L. No. 3-2010; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Minimum Required								Maximum Permitted		
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	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		Bed-and-breakfast and inns											
Processing and sale of farm produce		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
Keeping not more than 2 farm animals on lots of under 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		Summer camps, bungalow colonies, and campgrounds in accordance with §§ 250-31 and 250-34	10 acres	400	400	150	150	100	200	600, width not less than 1/3 the length of building	2.0	10%	35
Rental offices		Commercial recreational facilities, except drive-in theaters	3 acres	150	150	70	50	50	100	N/A	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
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 no closer than 30 feet to any property line. Sewage disposal and water supply systems shall have the approval of the New York State Department of Environmental Conservation		Retail and service stores	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Eating and drinking establishments	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated		Funeral homes	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Motor vehicle service stations and public garages, in accordance with § 250-37	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
Outdoor vending machines													
Nonflashing business signs related to a use on the same lot, provided that:  The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage.  Each side of a building that abuts more than 1 street shall be considered a separate frontage.  No sign shall project more than 18 inches from a wall to which it is affixed.  There shall not be erected more than 1 freestanding sign on a lot and such sign shall not be more than 40 square feet in area; 20 feet in height and not less than 25 feet from the ROW of any public street		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	1 acre, plus 2,000 square feet/unit over 50 units	600	300	100	50	50	100	250 square feet	N/A	30%	
		Without central sewer facilities	10 acres, plus 10,000 square feet/unit over 12 units	600	300	100	50	50	100	250 square feet	N/A	30%	
		Public utility structures and rights-of-way	3 acres	150	150	50	50	50	100	N/A	N/A	15%	45
		Manufacturing and processing activities in accordance with § 250-23	3 acres	250	300	40	50	25	50	N/A	N/A	30%	35
		Warehouses and trucking terminals	3 acres	250	300	40	50	25	50	N/A	N/A	30%	35
		Junkyards, or salvage yards, in accordance with § 250-35	10 acres	Not less than 500 feet from any preexisting dwelling									
Outdoor storage in accordance with § 250-39		Bus station	In accordance with § 250-40D										
Rental autos in accordance with § 250-37D		Large-scale solar energy systems in accordance with § 250-92											