

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 9

Town of Thompson

Schedule of District Regulations
EBG East Broadway Gateway District
[Added 1-21-2020 by L.L. No. 2-2020]

EBG East Broadway Gateway 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)	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 dwelling not to exceed 1 per lot		2-family dwelling legally in existence as of January 1, 2020											
Processing and sale of farm products	With central water and sewer		With central water and sewer	20,000 square feet	100	125	40	40	15	40	1,000 square feet and 20 feet wide	2.0	20%	30
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	Without central water and sewer		Without central water and sewer	40,000 square feet	150	150	50	50	20	50	1,000 square	1.0	10%	30
		Mixed-use development		10 acres	150	300	50	50	35	70	N/A	4	30%	35
		Gasoline filling station Car wash		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Retail store Wholesale establishment Office, business Eating and drinking establishment Motor vehicle repair shop		40,000 square feet	200	200	40	50	25	50	N/A	N/A	30%	35
		Hotel and motel		7,500 square feet plus 1,500 square feet per rental unit	200	200	40	50	25	50	N/A	N/A	30%	35
Rental offices														
Related recreational uses not closer than 100 feet to any property line														
Parking garage														
Dwelling 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 from any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC														
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated														
Outdoor vending machines	Greenhouse and nursery			3 acres	150	300	50	50	50	100	N/A	N/A	30%	35

THOMPSON CODE

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	Agriculture operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of odor- or dust-producing substances are within 150 feet of any lot line:													
	Growing of crops, orchards			5 acres	150	300	50	50	35	70	N/A	N/A	30% (applies to buildings and structures)	35
	Keeping of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres			5 acres	150	300	50	50	35	70	N/A	N/A	30% (applies to buildings and structures)	35
	Keeping of livestock			25 acres	150	300	50	50	35	70	N/A	N/A	30% (applies to buildings and structures)	35
	Harvesting of forest products and wild crops			10 acres	No structure shall be within 200 feet of a lot line					N/A	N/A	N/A	N/A	