

ZONING

150 Attachment 1

Village of Speculator

Zoning Schedule

[Amended 8-5-2002 by L.L. No. 2-2002; 7-7-2003 by L.L. No. 2-2003; 10-22-2018 by L.L. No. 2-2018; 7-14-2025 by L.L. No. 1-2025]

Zoning District	Standard Uses Permitted Upon Authorization of Enforcement Officer and Issuance of Permit	Conditional Uses Permitted Upon Authorization of Board of Appeals and Issuance of Permit	Minimum Lot		Maximum Lot Coverage (in Percent)	Maximum Building Height (in feet)	Minimum Lot Dimensions (setback in feet)			
			Area (in square feet)	Width (in feet)			Side			
							Front Road R.O.W./Shoreline	One	Both	Rear
AP Aquatic Preservation	Open space aquatic recreation	Public, semipublic infrastructure	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴	— ⁴
RA Residential Village	One-family dwelling		30,000-1.*	100	25	40	25/50	15	30	25
		Public, semiprivate facility institution	40,000	150	25	40	50/50	50	100	50
		Open space recreation	—	—	10	32	25/50	25	50	50
		Home occupation	—	—	•	•	•	•	•	•
		Business, professional office	10,000	75	25	40	25/50	15	30	25
		Public, private utility	—	—	•	•	•	•	•	•
RB Residential Village	One-family dwelling		30,000-2.*	100	25	40	25/50	15	30	25
	Two-family dwelling		30,000-2.*	125	25	40	25/50	15	30	25
		Public, semiprivate facility, institution	30,000-3.	150	25	40	50/50	50	100	50
		Open space recreation	40,000	—	10	32	50/50	50	100	50
		Home occupation	—	—	•	•	•	•	•	•
		Three-, four-family dwelling by conversion of existing structure	—	125	25	40	25/50	20	40	35
		Existing warehouse, storage, building materials; fuel supply	30,000-3.	—	25	40	25/50	25	50	50
		Business, professional office	—	100	25	40	25/50	15	30	25
		Public, private utility	20,000	—	•	•	•	•	•	•
				—						
RM Residential Mobile Home	One-family dwelling		10,000-1.	75	25	40	25/50	15	30	25
	Mobile home		10,000-1.	75	25	40	25/50	15	30	25
		Home occupation	—	—	•	•	•	•	•	•
		Mobile home park	3 acres	200	•	•	•	•	•	•
		Public, private utility	—	—	•	•	•	•	•	•

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CB Commercial Business	Existing dwelling		10,000-1	75	25	40	25/50	Variable	Variable	Variable	
		New one-family dwelling	20,000	100	25	40	25/50				
		Tourist accommodation	20,000	100	25	40	25/50				
		Eating, drinking establishment	20,000	75	25	40	25/50				
		Retail, personal service trade	10,000	75	25	40	25/50				
		Business, professional office	10,000	75	25	40	25/50				
		Bank, financial institution	10,000	125		40	50/50				
		Public, semipublic facility, institution	30,000	25	•	•	25/50				
					100	25	40	25/50			
		Home occupation	—	125	30	40	25/50				
		Mixed residential/commercial	20,000-2.	200	20	40	•				
		Gasoline station; service station	30,000	—	•	•					
		Commercial recreation; tourist attraction	2 acres								
	Public, private utility	—									
	Recreational campsites		5 acres	300	20		35/75	25	50	50	
RV-1 Residential Village	One-family dwelling		40,000	150	20	40	25/50	25	50	50	
	Existing tourist accommodation		40,000	150	20	40	25/50	25	50	50	
	Open space recreation		—	—	10	32	25/50	25	50	50	
		Home occupation		—	—	•	•	•	•	•	
	Public, private utility		—	—	•	•	•	•	•		
RV-2 Residential Village	One-family dwelling		80,000	200	15	40	35/50	25	50	50	
	Forest practices		—	—	•	•	•	•	•	•	
	Open space recreation		—	—							
		Home occupation		—	—	10	40	35/50	25	50	50
		Public, private utility		—	—	•	•	•	•	•	
	Commercial recreation		—	—	•	•	•	•	•		
RR Residential Resort	One-family dwelling		30,000*	100	15	40	35/75	25	50	50	
	Forest practices		—	—	•	•	•	•	•	•	
	Open space recreation		—	—	10	32	35/75	25	50	50	
		Home occupation		—	—	•	•	•	•	•	
		Tourist accommodation		3 acres	300	20	40	35/75	25	50	50
		Resort lodge; club		5 acres	300	20	40	35/75	25	50	50
		Commercial recreation		3 acres	300	20	40	35/75	25	50	50
		Recreational campsite		5 acres	300	•	•	•	•	•	
	Public, private utility		—	—	•	•	•	•	•		

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RC Residential Countryside		Commercial recreation								
	One-family dwelling	Tourist accommodation	5 acres	300	10	40	75/75	25	50	50
	Forest practices		—	—	•	•	•	•	•	•
	Open space recreation		—	—	10	32	75/75	25	50	50
	Fishing, hunting camp, club		10 acres	—	5	40	75/75	50	100	50
		Organized group camp; resort lodge, club	10 acres	300	10	40	75/75	50	100	50
		Home occupation		—	—	•	•	•	•	•
		Recreational campsite	10 acres	300	•	•	•	•	•	•
		Home occupation				•	•	•	•	•
		Recreational campsite	10 acres	300	•	•	•	•	•	•
OS Open Space		Public, private utility			•	•	•	•	•	•
		Commercial recreation								
	One-family dwelling		20 acres		5	40	75/100	50	100	100
	Forest practices				•	•	•	•	•	•
	Open space recreation fishing, hunting camp, club				5	32	75/100	50	100	100
		Commercial excavation	30 acres		5	40	75/100	50	100	100
FM Forest Management		Public, private utility				40	75/100	100	200	100
		Commercial recreation			•	•	•	•	•	•
	Forest practices				•	•	•	•	•	•
	Open space recreation				5	32	75/100	50	100	100
	Fishing, hunting camp, club		45 acres		5	40	75/100	50	100	100
		Commercial excavation				40	75/100	100	200	100
LP Land Preservation (over lay)		Uses otherwise permitted in the underlying district after review by the Board of Appeals according to the process and the applicable flood hazard area considerations as set forth in Parts III and IV of Chapter 150, Land Use, and in accord with those regulations applicable in the underlying zoning district.								
SL State Lands		Those uses permitted under the Constitution and applicable laws of the State of New York.								

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PD Planned Development		Uses with a demonstrated need and which are deemed appropriate by the Board of Appeals and Village Boards; the creation and development of which are made in accord with the requirements of these Regulations, the density guidelines for the subject area, and the approval of the Adirondack Park Agency, where required; in one or a combination of the following districts: P-R Planned Residential P-Rec Planned Recreational P-C Planned Commercial P-I Planned Industrial								

NOTES:

1. (With public water and sewer 10,000 square feet) (With public water or sewer 20,000 square feet) (Without public water or sewer 40,000 square feet)
 2. (With public water and sewer 20,000 square feet) (With public water or sewer 40,000 square feet) (Without public water or sewer 60,000 square feet)
 3. (With public water and sewer 30,000 square feet) (With public water or sewer 60,000 square feet) (Without public water or sewer 80,000 square feet)
 4. Standards do not apply
- * Minimum required on subdivision of undeveloped land.
 - Standard does not apply - all other requirements of these regulations are applicable
 - Standards as set forth for these uses in Section 16 apply
- Conditional use standards of Section 16 apply in addition to the requirements stated here for all conditional uses.