

ZONING

275 Attachment 2

Town of Sullivan

Zoning Schedule

[Amended 8-12-1981 by L.L. No. 1-1981; 9-6-2000 by L.L. No. 2-2000; 6-26-2002 by L.L. No. 2-2002; 12-17-2014 by L.L. No. 11-2014; 11-2-2016 by L.L. No. 4-2016; 4-4-2018 by L.L. No. 2-2018; 5-2-2018 by L.L. No. 3-2018]

Districts		Uses ¹⁰	Minimum Lot Size		Minimum Yard Dimension (feet)				Lot Coverage, % of Lot Area	Notes
					Front	Side		Rear		
			Area in Square Feet	Width in Square Feet		Total	One			
LR-40 Low Density Residential	P	One-family dwelling	40,000	150	50	30	15	50	25	—
		Two-family dwelling	50,000	150	50	30	15	50	25	
		Farm-related structures								
	SP	Medical facility, multiple-family dwelling, orphanage, accessory buildings (in districts located south of NYS Route 31)	—	—	—	—	—	—	—	1
MR-12 Medium Density Residential	P	One-family dwelling	12,000	75	30	20	8	30	25	2,9
		One-family dwelling	20,000	75	30	20	8	30	25	3,9
		One-family dwelling	40,000	150	30	20	8	30	25	4
		Farm-related structures								
	SP	Same as LR-40, marina	—	—	—	—	—	—	—	1
A Agricultural	P	Same as LR-40, agricultural, agricultural associated low-impact storage/warehousing	—	—	200	75	100	50	25%	—
	SP	Same as LR-40, tourist home, veterinary, cemetery, hotel/motel, club, motor vehicle wrecking yard, riding stable, mobile dwelling (farm use), accessory buildings, low-impact tree service business, kennels (commercial kennels and/or animal day care)	—	—	—	—	—	—	—	1
B Business	SP	Same as LR-40, retail establishments, personal service, restaurant, professional office, fast food restaurant,	—	—	—	—	—	—	—	1,6

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Districts		Uses ¹⁰	Minimum Lot Size		Minimum Yard Dimension (feet)				Lot Coverage, % of Lot Area	Notes
					Front	Side		Rear		
			Area in Square Feet	Width in Square Feet		Total	One			
		funeral home, motor vehicle sales & service, gasoline station, accessory buildings, kennels (commercial kennels and/or animal day care)	—	—	—	—	—	—	—	
I Industrial	SP	Same as B, agriculture, industrial, lumberyard, wholesale, laundry, oil/gas storage, accessory buildings, kennels (commercial kennels and/or animal day care)	—	—	—	—	—	—	—	1,6
PDD Planned Development District	SP	Uses permitted by special permit by § 275-12 of Article V for a Planned Development District	—	—	—	—	—	—	—	7
MHPD Manufactured Home Park	SP	Uses permitted by special permit by § 275-12 of Article V for a Manufactured Home Park District	—	—	—	—	—	—	—	—
All Districts	SP	Public utility	—	—	—	—	—	—	—	1
		Public use	—	—	—	—	—	—	—	1
		Religious institution	50,000	150	50	30	15	50	25	—
		School	—	500	100	100	50	100	25	—
		Golf course	—	—	—	—	—	—	—	1

Zoning Schedule Notes:

- Refer to § 275-9 for lot size, width, and yard requirements. If they are not specifically listed, these requirements will be determined by the Planning Board based on: health, safety, and general welfare standards and existing development in the immediate vicinity. Applicants are encouraged to meet informally with the Planning Board prior to any detailed site planning and design.
- Off-site sewage disposal and water supply.
- Off-site sewage disposal or water supply.
- On-site sewage disposal and water supply.
- A one-family dwelling is treated exactly the same as a mobile dwelling in this district.
- Existing uses which conform to the zoning regulations are not subject to the special permit review and approval procedure for activities which will not enlarge existing buildings or structures by more than 50% or require additional parking.
- Minimum lot size for this district shall be 10 acres.
- Chapter 179, Mobile Home Parks, of the Code of the Town of Sullivan governs this section of this chapter.
- The minimum lot width for property fronting on a state or county highway shall be 150 feet.
- The uses listed here are principal uses either permitted by right (designated by P) or upon approval of a special permit (designated by SP).