

ZONING

345 Attachment 2

Town of Bethel
Schedule I, Table of Use and Bulk Requirements
AD Airport Development District
[Amended 3-24-2011 by L.L. No. 1-2011; 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017; 11-14-2018 by L.L. No. 3-2018]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to provide an area in and around the Sullivan County International Airport to protect both the airport and collateral uses from intrusions and surrounding properties from negative impacts from airport-related and industrial activities.	A. Business Uses												Garages, parking and loading areas
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	2	150	200	50	50	25	50	30%	30		Signs, not including billboards
	Eating and drinking places	SP	2	150	200	50	50	25	50	30%	30		
	Group home	SP	3	200	200	75	50	25	75	20%	35		Other accessory uses customarily appurtenant to a permitted use
	Hotels and motels	SP	6	400	400	100	100	50	100	30%	35		
	B. Industrial Uses												
	Airports	SP	100	1,200	1,800	500	500	250	500	30%	35		
	Light industry	SP	2	150	200	50	50	25	50	30%	30		
	Manufacturing	SP	2	150	200	50	50	25	50	30%	30		
	Primary offices for all industrial users	SP	2	150	200	50	50	25	50	30%	30		
	Research and development	SP	2	150	200	50	50	25	50	30%	30		
	Telecommunications facilities	SP										See § 345-28 for bulk requirements.	
	Warehousing	SP	2	150	200	50	50	25	50	30%	30		
	C. Community Facilities												
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	

NOTES:
** Subject to site plan approval by the Town Planning Board.

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Schedule I, Table of Use and Bulk Requirements
AG Agricultural District

[Amended 3-24-2011 by L.L. No. 1-2011; 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017; 11-14-2018 by L.L. No. 3-2018; 1-27-2021 by L.L. No. 1-2021]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to complement agricultural farmlands and protect them from various development intrusions which would be incompatible therewith while allowing farm and other large landowners flexibility to earn a reasonable return.	A. Residential Uses												Accessory farm buildings Boathouses and boat docks Farmstands (roadside for sale of farm products) Garages, parking and loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling	P	3	200	200	75	50	25	75	20%	35		
	Manufactured home	P	3	200	200	75	50	25	75	20%	35	See § 345-26B.	
	B. Community Facilities												
	Cemetery	P*	5	300	300	75	75	50	100	10%	35		
	Essential services	SP	6	400	400	100	100	50	100	20%	35		
	Golf course	SP	75	1,200	1,500	400	400	200	400	10%	35		
	Recreational facility, commercial, outdoor	SP	25	600	600	100	100	100	200	10%	35		
	Recreational facility, commercial, indoor	SP	10	400	400	100	100	75	150	10%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	Shooting range	SP	25	600	600	200	200	200	200	10%	35	See § 345-17D.	
	Telecommunications facilities	SP										See § 345-28 for bulk requirements.	
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	20%	35		
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35	See § 345-33.	
	Greenhouses, commercial	P*	3	200	200	75	50	25	75	40%	35		
	High-density poultry or swine raising	SP	50	900	1,200	400	400	200	400	20%	35		

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District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	Keeping non-domesticated animals	P	3									See § 345-34.	
	Nurseries	P*	3	200	200	75	50	25	75	20%	35		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35		
	D. Business Uses												
	Bed and breakfast	P*	3	200	200	75	50	25	75	20%	35		
	Campgrounds and RV parks, nontransient	SP	25	600	600	200	200	150	300	20%	35	Subject to Chapter 120 of Town Code	
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	3	200	200	75	50	25	75	20%	35		
	Equipment sales	SP	6	400	400	100	100	50	100	20%	35		
	Group home	SP	3	200	200	75	50	25	75	20%	35		
	Home-based business	SP	3	200	200	75	50	25	75	20%	35	See § 345-20.	
	Hotels and motels	SP	6	400	400	100	100	50	100	20%	35		
	Kennels	SP	10	400	400	100	100	75	150	20%	35	See §§ 345-21K and 83-11.	
	E. Industrial Uses												
	Light industrial uses	SP	6	400	400	100	100	100	200	20%	35		
	Mining	SP	25	600	600	200	200	200	400	20%	35	NYSDEC regulations also apply	
	F. Other												
	Conservation subdivision											See § 345-24.	
	Rural eco-tech retreat	SP	125	600	600	300	200	150	300	2%	35	See § 345-34.2	

NOTES:
* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.
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Schedule I, Table of Use and Bulk Requirements
AG-R Agricultural Residential District
[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
The purpose of this district is to recognize that there are some small residential communities within agricultural areas that should be protected from incompatible development activities.	A. Residential Uses												Accessory farm buildings Boathouses and boat docks Farmstands (roadside for sale of farm products) Garages parking and loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling	P	3	200	200	75	50	25	75	20%	35		
	Manufactured home	P	3	200	200	75	50	25	75	20%	35	See § 345-26B.	
	B. Community Facilities												
	Cemetery	P*	5	300	300	75	75	50	100	10%	35		
	Essential services	SP	6	400	400	100	100	50	100	20%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	20%	35		
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35	See § 345-33.	
	Greenhouses, commercial	P*	3	200	200	75	50	25	75	40%	35		
	Keeping non-domesticated animals	P	3									See § 345-34.	
	Nurseries	P*	3	200	200	75	50	25	75	20%	35		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35		
	D. Business Uses												
	Bed-and-breakfast	P*	3	200	200	75	50	25	75	20%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	3	200	200	75	50	25	75	20%	35		

NOTES:
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Schedule I, Table of Use and Bulk Requirements
C-17B Highway Commercial District
[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017; 11-14-2018 by L.L. No. 3-2018]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to create an area in the Town for larger, more-land-intensive commercial uses and also transition from the hamlet area to the Town of Thompson, which that community intends to promote for such uses. It is intended this area be of moderate density but also be a location for auto-related uses and similar activities demanding high levels of traffic and visibility and being vehicular rather than pedestrian-oriented. Design standards for this district are intended to create higher-quality development through landscaping and similar techniques but allow more signage and lot coverage than otherwise permitted outside the hamlet area. It is intended that design review apply to buildings, materials and scale, but particularly to site layout to control traffic access and minimize the strip-commercial character of the area. See § 345-18 for applicable design standards.	A. Residential Uses												Garages, parking and loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling	P	1	100	150	25	25	25	50	25%	35		
	Two-family dwelling	P	2	150	200	50	50	25	50	25%	35		
	Multifamily dwelling	SP	4	300	300	75	50	50	100	25%	35	§ 345-27: maximum density 4 DU per acre	
	B. Community Facilities												
	Community buildings	P*	2	150	200	50	50	25	50	25%	35		
	Essential services	SP	2	150	200	50	50	25	50	25%	35		
	House of worship	SP	2	150	200	50	50	25	50	25%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	C. Agricultural Uses												
	Nurseries and greenhouses	P*	2	150	200	50	50	25	50	25%	35		

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District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	D. Business Uses												
	Automotive related uses	SP	2	150	200	50	50	25	50	25%	35		
	Bed-and-breakfast	P*	2	150	200	50	50	25	50	25%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	1	100	150	25	25	25	50	25%	35		
	Eating and drinking places	SP	2	150	200	50	50	25	50	25%	35		
	Group home	SP	3	200	200	75	50	25	75	20%	35		
	Neighborhood stores less than 5,000 square feet	P*	2	150	200	50	50	25	50	25%	35		
	Professional and business office	P*	2	150	200	50	50	25	50	25%	35		
	Retail uses	SP	2	150	200	50	50	25	50	25%	35		
	Service uses	SP	2	150	200	50	50	25	50	25%	35		
												All nonresidential development in the C-17B Highway Commercial District is subject to Gateway Design Guidelines as described in § 345-18.	

NOTES:
* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.
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Schedule I, Table of Use and Bulk Requirements
CS Community Settlement District
[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to create an additional and complementary higher-density neighborhood of high quality behind Route 17B towards Kauneouga Lake, where sewer services are readily available and pedestrian linkages can be effectively created. It is further intended this area accommodate higher-density residential development that might otherwise take place and detract from more rural parts of the Town that would be better off staying rural from both quality of life and economic perspectives. Design standards are intended to promote walking to shops with sidewalks, mixed-use buildings with shops beneath and residences above. A full range of commercial uses that do not require large land areas is intended along with high landscape standards, parking in the rear where possible, modest limits on signage use of decorative lighting and design review of building design, materials and scale. See § 345-18 for applicable design standards.	A. Residential Uses												Garages, parking and loading areas Home occupations professions and trades Real estate and home occupation signs Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling	P	0.5	100	150	25	25	10	25	30%	35		
	Two-family dwelling	P	1	100	150	25	25	25	50	30%	35		
	Multifamily dwelling	SP	2	150	200	50	50	25	50	30%	35	§ 345-27: maximum density 4 DU per acre	
	B. Community Facilities												
	Community buildings	P*	0.5	100	150	25	25	10	25	30%	35		
	Day-care center	SP	0.5	100	150	25	25	10	25	30%	35		
	Essential services	SP	1	100	150	25	25	25	50	30%	35		
	House of worship	SP	1	100	150	25	25	25	50	30%	35		
	Parks and playgrounds	P*	1	100	150	25	25	25	50	30%	35		
	Private and public schools	SP	1	100	150	25	25	25	50	30%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	C. Business Uses												
	Bed-and-breakfast	P	0.5	100	150	25	25	10	25	30%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	0.5	100	150	25	25	10	25	30%	35		
	Eating and drinking places	SP	0.5	100	150	25	25	10	25	30%	35		
	Neighborhood stores	P*	0.5	100	150	25	25	10	25	30%	35		
	Professional and business office	P*	0.5	100	150	25	25	10	25	30%	35		
	Retail uses	SP	0.5	100	150	25	25	10	25	30%	35		
	Service uses	SP	0.5	100	150	25	25	10	25	30%	35		

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District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	MWidth (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	D. Other												
												All nonresidential development in the CS Community Settlement District is subject to Gateway Design Guidelines as described in § 345-18.	

NOTES:
* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.
** Subject to site plan approval by the Town Planning Board.

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Schedule I, Table of Use and Bulk Requirements
FC Forest Conservation District

[Amended 3-24-2011 by L.L. No. 1-2011; 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017; 11-14-2018 by L.L. No. 3-2018]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This creation of the Forest Conservation District was recommended in Section 3.1.4(A) of the Town’s Comprehensive Plan. The district is intended to preserve a very low-density development pattern in the southern portion of the Town while ensuring that natural features in this portion of the Town are conserved.	A. Residential Uses												Accessory farm buildings Boathouses and boat docks Farmstands (roadside for sale of farm products) Garages, parking and loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling	P	5	200	200	75	50	25	75	10%	35		
	B. Community Facilities												
	Cemetery	P*	5	300	300	75	75	50	100	10%	35		
	Community buildings	P*	5	300	300	75	75	50	100	10%	35		
	Essential services	SP	5	300	300	75	75	50	100	10%	35		
	Fraternal organizations	SP	10	400	400	100	100	75	150	10%	35		
	Golf course	SP	75	1,200	1,500	400	400	200	400	10%	35		
	Recreational facility, commercial, outdoor	SP	25	600	600	100	100	100	200	10%	35		
	Recreational facility, commercial, indoor	SP	10	400	400	100	100	75	150	10%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	Shooting range	SP	25	600	600	200	200	200	200	10%	35	See § 345-17D.	
	Telecommunications facilities	SP										See § 345-28 for bulk requirements.	
	C. Agricultural Uses												
	Agribusiness	P	5	300	300	75	75	50	100	10%	35		
	Farm operations, buildings and activities	P	5	300	300	75	75	50	100	10%	35	See § 345-33.	
	Greenhouses, commercial	P*	5	300	300	75	75	50	100	40%	35		
	Keeping non-domesticated animals	P	5									See § 345-34.	
	Nurseries	P*	5	300	300	75	75	50	100	10%	35		

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District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	D. Business Uses												
	Bed-and-breakfast	P*	5	300	300	75	75	50	100	10%	35		
	Campgrounds and RV parks, nontransient	SP	25	600	600	200	200	150	300	10%	35	Subject to Chapter 120 of Town Code.	
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	5	200	200	75	50	25	75	10%	35		
	Eating and drinking places	SP	5	300	300	75	75	50	100	10%	35		
	Group home	SP	3	200	200	75	50	25	75	20%	35		
	Hotels and motels	SP	6	400	400	100	100	50	100	20%	35		
	Kennels	SP	10	400	400	100	100	75	150	10%	35	See §§ 345-21K and 83-11.	
	E. Other												
	Conservation subdivision											See § 345-24.	

NOTES:

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** Subject to site plan approval by the Town Planning Board.

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Schedule I, Table of Use and Bulk Requirements
G-17B Gateway Commercial District
[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to create and maintain an attractive gateway into the heart of Bethel and complement the Performing Arts and Agriculture Districts that it adjoins. It is, moreover, specifically intended to accommodate a range of generally passive recreational and resort-related uses that build upon the agricultural and performing arts uses prevalent in the area. Design criteria for this district are intended to ensure that all commercial uses are landscaped properly and are subjected to design review with respect to building materials, design and scale. The intent is to effectively blend these commercial elements into the working landscapes of both the existing natural environment and the built environment being created within the Performing Arts District. Signage is intended to be strictly limited, lot coverage restricted to modest amounts, utilities placed underground and residential density maintained at a moderate level. See § 345-18 for applicable design standards.	A. Residential Uses												Accessory farm buildings Farmstands (roadside for sale of farm products) Garages, parking and loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling (with public sewer)	P	0.5	100	150	25	25	10	25	30%	35		
	One-family detached dwelling (without public sewer)	P	2	150	200	50	50	25	50	30%	35		
	B. Community Facilities												
	Cemetery	P*	2	150	200	50	50	25	50	30%	35		
	Community buildings	P*	2	150	200	50	50	25	50	30%	35		
	Essential services	SP	2	150	200	50	50	25	50	30%	35		
	House of worship	SP	2	150	200	50	50	25	50	30%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	C Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	30%	35		
	Farming operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35	See § 345-33.	
	Keeping non-domesticated animals	P										See § 345-34.	
	Nurseries and greenhouses	P*	3	200	200	75	50	25	75	30%	35		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35		
	D. Business Uses												
	Bed-and-breakfast (with public sewer)	P*	1	100	150	25	25	25	50	30%	35		
	Bed-and-breakfast (without public sewer)	P*	2	150	200	50	50	25	50	30%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	2	150	200	50	50	25	50	30%	35		

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District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	Eating and drinking places (with public sewer)	SP	1	100	150	25	25	25	50	30%	35		
	Eating and drinking places (without public sewer)	SP	2	150	200	50	50	25	50	30%	35		
	Hotels and motels	SP	6	400	400	100	100	75	150	30%	35		
	Neighborhood stores, less than 5,000 square feet (with public sewer)	P*	1	100	150	25	25	25	50	30%	35		
	Neighborhood stores, less than 5,000 square feet (without public sewer)	P*	2	150	200	50	50	25	50	30%	35		
	Professional and business office (with public sewer)	P*	1	100	150	25	25	25	50	30%	35		
	Professional and business office (without public sewer)	P*	2	150	200	50	50	25	50	30%	35		
	Retail uses (with public sewer)	SP	1	100	150	25	25	25	50	30%	35		
	Retail uses (without public sewer)	SP	2	150	200	50	50	25	50	30%	35		
	Service uses (with public sewer)	SP	1	100	150	25	25	25	50	30%	35		
	Service uses (without public sewer)	SP	2	150	200	50	50	25	50	30%	35		
												All nonresidential development in the G-17B Gateway Commercial District is subject to Gateway Design Guidelines as described in § 345-18.	

NOTES:
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** Subject to site plan approval by the Town Planning Board.

ZONING

Schedule I, Table of Use and Bulk Requirements
H-17B Hamlet Commercial District
[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to create a higher-density commercial and mixed-use neighborhood of high quality around White Lake, where sewer services are readily available, pedestrian linkages can be effectively created and it is possible to establish a destination shopping center within the Town. Design standards are intended to promote walking to shops with sidewalks, mixed-use buildings with shops beneath and residences or offices above and higher-density commercial development. A full range of commercial uses that do not require large land areas is intended along with high landscape standards, parking in the rear where possible, modest limits on signage, use of decorative lighting and design review of building design, materials and scale. Restaurants and small shops that will create tourist interest in the hamlet area and support surrounding residential uses are encouraged. See § 345-18 for applicable design standards.	A. Community Facilities												Garages, parking and loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	Community buildings (with public sewer)	P	0.5	100	150	25	25	10	25	35%	35		
	Community buildings (without public sewer)	P	1	100	150	25	25	25	50	35%	35		
	Essential services (with public sewer)	SP	0.5	100	150	25	25	10	25	35%	35		
	Essential services (without public sewer)	SP	1	100	150	25	25	25	50	35%	35		
	House of worship (with public sewer)	SP	1	100	150	25	25	25	50	35%	35		
	House of worship (without public sewer)	SP	2	150	200	50	50	25	50	35%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	B. Business Uses												
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Commercial recreational facilities, indoor (with public sewer)	SP	0.5	100	150	25	25	10	25	35%	35		
	Commercial recreational facilities, indoor (without public sewer)	SP	1	100	150	25	25	25	50	35%	35		
	Day-care center	SP	1	100	150	25	25	25	50	35%	35		
	Eating and drinking places (with public sewer)	SP	0.5	100	150	25	25	10	25	35%	35		
	Eating and drinking places (without public sewer)	SP	1	100	150	25	25	25	50	35%	35		
	Hotels and motels (with public sewer)	SP	2	150	200	50	50	25	50	35%	35		

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District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	Hotels and motels (without public sewer)	SP	4	300	300	75	50	50	100	25%	35		
	Neighborhood stores, less than 5,000 square feet (with public sewer)	P*	0.5	100	150	25	25	10	25	35%	35		
	Neighborhood stores, less than 5,000 square feet] (without public sewer)	P*	1	100	150	25	25	25	50	35%	35		
	Professional and business offices (with public sewer)	P*	0.5	100	150	25	25	10	25	35%	35		
	Professional and business offices (without public sewer)	P*	1	100	150	25	25	25	50	35%	35		
	Retail uses (with public sewer)	SP	0.5	100	150	25	25	10	25	35%	35		
	Retail uses (without public sewer)	SP	1	100	150	25	25	25	50	35%	35		
	Service uses (with public sewer)	SP	0.5	100	150	25	25	10	25	35%	35		
	Service uses (without public sewer)	SP	1	100	150	25	25	25	50	35%	35		
												All nonresidential development in the H-17B Hamlet Commercial District is subject to Gateway Design Guidelines as described in § 345-18.	

NOTES:
* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.
** Subject to site plan approval by the Town Planning Board.

ZONING

Schedule I, Table of Use and Bulk Requirements
PA Performing Arts Center Development District
[Amended 3-24-2011 by L.L. No. 1-2011; 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to recognize the importance of the Woodstock Festival site and its surrounding environs as a premier location of our national heritage. The Town desires to preserve and further this national heritage by creation of this zoning district. The Performing Arts Center Development District is intended to encourage and permit an orderly and planned development of uses devoted to the performing arts and to provide economic development within the community by creating a tourist destination on a large tract of land compatible with the natural surroundings of its location. These district regulations allow a range of land uses and supporting services necessary to facilitate development of a nationally prominent performing arts destination and a planned development. These regulations are further intended to encourage flexibility, creativity and innovation in design as well as the protection of ecologically sensitive land.	A. Residential Use												Accessory farm buildings Food and craft concessions Garages, parking and loading areas Home occupations, professions and trades Signs, not including billboards to a permitted use Performing arts center planned development
	One-family detached dwelling (with public sewer)	P	0.5	100	150	25	25	10	25	25%	35		
	One-family detached dwelling (without public sewer)	P	3	200	200	75	50	25	75	25%	35		
	B. Community Facilities												
	Community buildings	SP	3	200	200	75	50	25	75	25%	35		
	Essential services	SP	3	200	200	75	50	25	75	25%	35		
	Golf course	SP	75	1,200	1,500	400	400	200	400	25%	35		
	Institutional uses	SP	10	400	400	100	100	75	150	25%	35		
	Recreational facility, commercial, outdoor	SP	3	200	200	75	50	25	75	25%	35		
	Recreational facility, commercial, indoor	SP	3	200	200	75	50	25	75	25%	35		
	Recreational facility, private non-commercial, outdoor	SP	3	200	200	75	50	25	75	25%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	Schools	SP	3	200	200	75	50	25	75	25%	35		
	Telecommunications facilities	SP										See § 345-28 for bulk requirements.	
	Theaters	SP	3	200	200	75	50	25	75	25%	35		
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	25%	35		
	Farming operations, buildings and activities	P	3	200	200	75	50	25	75	25%	35		

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District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	Keeping non-domesticated animals	P										See § 345-34.	
	Nurseries and greenhouses	P*	3	200	200	75	50	25	75	25%	35		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35		
	D. Business Uses												
	Bed-and-breakfast (with public sewer)	P*	1	100	150	25	25	10	25	25%	35		
	Bed-and-breakfast (without public sewer)	P*	3	100	150	25	25	25	50	25%	35		
	Campgrounds and RV parks, nontransient	SP	25	600	600	200	200	150	300	25%	35	Subject to Chapter 120 of Town Code	
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	3	200	200	75	50	25	75	25%	35		
	Eating and drinking places	SP	3	200	200	75	50	25	75	25%	35		
	Hotels and motels	SP	6	400	400	100	100	50	100	25%	35		
	Interpretive center	SP	3	200	200	75	50	25	75	25%	35		
	Museums	SP	3	200	200	75	50	25	75	25%	35		
	Professional and business office	P*	3	200	200	75	50	25	75	25%	35		
	Retail uses	SP	3	200	200	75	50	25	75	25%	35	Integrated into overall development plan	
	Service uses	SP	3	200	200	75	50	25	75	25%	35	Integrated into overall development plan	
	E. Mixed Uses												
	Planned unit development (PUD)	SP	50	600	600	100	100	100	200	25%	35	See § 345-25.	
	F. Other												
	Conservation subdivision											See § 345-24.	

NOTES:

* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.

** Subject to site plan approval by the Town Planning Board.

ZONING

Schedule I, Table of Use and Bulk Requirements
R-17B Rural Gateway District
[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017; 11-14-2018 by L.L. No. 3-2018]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to preserve the rural character of Route 17B from Western Sullivan County into the Town of Bethel, complementing the Agriculture District that also serves to shape the image of this area of the Town. Density is intended to be low and provide for a relatively limited range of uses that will permit economic use of land parcels while also avoiding commercialization of the area and those activities that would detract from agriculture and the generally rural working landscapes, minimize impervious coverages, tightly control signage and ensure all uses blend into the natural environment without unreasonably restricting building design. See § 345-18 for applicable design standards.	A. Residential Uses												Accessory farm building Farmstands (roadside for sale of farm products) Garages, parking and loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling	P	3	200	200	75	50	25	75	20%	35		
	B. Community Facilities												
	Essential services	SP	3	200	200	75	50	25	75	20%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	20%	35		
	Farming operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35	See § 345-33.	
	Keeping non-domesticated animals	P										See § 345-34.	
	Nurseries and greenhouses	P*	3	200	200	75	50	25	75	20%	35		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35		
	D. Business Uses												
	Bed-and-breakfast	P*	3	200	200	75	50	25	75	20%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	3	200	200	75	50	25	75	20%	35		
	Eating and drinking places	SP	3	200	300	75	75	75	150	20%	35		
	Group home	SP	3	200	200	75	50	25	75	20%	35		
	Hotels and motels	SP	6	400	400	100	100	50	100	20%	35		
	Professional and business office	P*	3	200	300	75	75	75	150	20%	35		
												All nonresidential development in the R-17B Rural Gateway District is subject to Gateway Design Guidelines as described in § 345-18.	

NOTES:
* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.
** Subject to site plan approval by the Town Planning Board.

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Schedule I, Table of Use and Bulk Requirements
RD Rural Development District
[Amended 3-24-2011 by L.L. No. 1-2011; 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to be an area allowing for both rural development and farm uses compatible with each other. Farm uses are desired and encouraged but subjected, in more intensive situations, to the same reviews as other special uses. Farm uses are within this district treated equally with development uses and without the preferences accorded to them in the AG District by state law and Town restrictions against intrusions.	A. Residential Uses												Accessory farm building
	One-family detached dwelling	P	2	150	200	50	50	25	50	25%	35		Boathouses and boat docks
	Manufactured home	P	2	150	200	50	50	25	50	25%	35	§ 345-26B.	Farmstands (roadside for sale of farm products)
	Manufactured home parks	SP	25	600	600	200	200	100	200	25%	35	§ 345-26C.	
	B. Community Facilities												Garages, parking and loading areas
	Cemetery	P*	5	300	300	75	75	50	100	10%	35		Home occupations, professions and trades
	Community buildings	P*	4	300	300	75	50	50	100	25%	35		
	Essential services	SP	4	300	300	75	50	50	100	25%	35		Signs, not including billboards
	Institutional uses	SP	10	400	400	100	100	75	150	25%	35		
	Parks and playgrounds	P*	4	300	300	75	50	50	100	25%	35		Other accessory uses customarily appurtenant to a permitted use
	Private and public schools	SP	4	300	300	75	50	50	100	25%	35		
	Recreational facility, commercial, outdoor	SP	25	600	600	100	100	100	200	25%	35		
	Recreational facility, commercial, indoor	SP	10	400	400	100	100	75	150	25%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	Shooting range	SP	25	600	600	200	200	200	200	10%	35	See § 345-17D.	
	Telecommunications facilities	SP										See § 345-28 for bulk requirements.	
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	25%	35		
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	25%	35	See § 345-33.	

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District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	Greenhouses, commercial	P*	3	200	200	75	50	25	75	40%	35		
	Keeping non- domesticated animals	P	3									See § 345-34.	
	Nurseries	P*	3	200	200	75	50	25	75	25%	35		
	On-site processing of agricultural products	SP	3	200	200	75	50	25	75	20%	35		
	D. Business Uses												
	Adult-oriented business	SP	3	200	200	75	50	25	75	20%	35	See § 345-32.	
	Automotive repair, service and filling stations	SP	2	150	200	50	50	25	50	25%	35		
	Bed-and-breakfast	P*	2	150	200	50	50	25	50	25%	35		
	Campgrounds and RV parks, nontransient	SP	25	600	600	200	200	150	300	25%	35	Subject to Chapter 120 of Town Code.	
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	2	150	200	50	50	25	50	25%	35		
	Eating and drinking places	P*	2	150	200	50	50	25	50	25%	35		
	Equipment sales	P*	6	400	400	100	100	50	100	25%	35		
	Kennels	SP	10	400	400	100	100	75	150	25%	35	See §§ 345-21K and 83-11.	
	Home-based business	SP	3	200	200	75	50	25	75	20%	35	See § 345-20.	
	Hotels and motels	SP	6	400	400	100	100	50	100	20%	35		
	Neighborhood stores, less than 5,000 square feet	P*	2	150	200	50	50	25	50	25%	35	See § 345-22H.	
	Summer camps	SP	25	600	600	200	200	150	300	25%	35		
	E. Industrial Uses												
	Light industrial uses	SP	6	400	400	100	100	100	200	20%	35		
	Mining	SP	25	600	600	200	200	200	400	25%	35	NYSDEC regulations also apply.	

NOTES:
* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.
** Subject to site plan approval by the Town Planning Board.

BETHEL CODE

Schedule I, Table of Use and Bulk Requirements
RD-R Rural Development Residential District
[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
The purpose of this district is to allow for mixed-use development of a generally rural nature while also allowing for some more-intensive residential uses in areas adjoining the White Lake hamlet and the H-17B Hamlet Commercial District where public sewage collection and treatment is available so as to allow the hamlet to develop further as a community.	A. Residential Uses												Accessory farm buildings Boathouses and boat docks Farmstands (roadside for sale of farm products) Garages, parking and loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling (with public sewer)	P	0.5	100	150	25	25	10	25	25%	35		
	One-family detached dwelling (without public sewer)	P	2	150	200	50	50	25	50	25%	35		
	Manufactured homes (with public sewer)	P	0.5	100	150	25	25	10	25	25%	35	See § 345-26B.	
	Manufactured homes (without public sewer)	P	2	150	200	50	50	25	50	25%	35	See § 345-26B.	
	Manufactured home parks	SP	25	600	600	200	200	100	200	25%	35	See § 345-26C.	
	Multifamily dwelling (with public sewer)	SP	2	150	200	50	50	25	50	25%	35	§ 345-27: maximum density 4 DU per acre	
	Multifamily dwelling (without public sewer)	SP	4	300	300	75	50	50	100	25%	35	§ 345-27: maximum density 2 DU per acre	
	B. Community Facilities												
	Cemetery	P*	5	300	300	75	75	50	100	10%	35		
	Community buildings	P*	4	300	300	75	50	50	100	25%	35		
	Essential services	SP	4	300	300	75	50	50	100	25%	35		
	Institutional uses	SP	10	400	400	100	100	75	150	25%	35		
	Parks and playgrounds	P*	4	300	300	75	50	50	100	25%	35		
	Private and public schools	SP	4	300	300	75	50	50	100	25%	35		
	Recreational facility, commercial, outdoor	SP	25	600	600	100	100	100	200	25%	35		
	Recreational facility, commercial, indoor	SP	10	400	400	100	100	75	150	25%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	

ZONING

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	25%	35		
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	25%	35		
	Greenhouses, commercial	P*	3	200	200	75	50	25	75	40%	35		
	Keeping non-domesticated animals	P	3									See § 345-34.	
	Nurseries	P*	3	200	200	75	50	25	75	25%	35		
	On-site processing of agricultural products	SP	3	200	200	75	50	25	75	20%	35		
	D. Business Uses												
	Automotive repair, service and filling stations	SP	2	150	200	50	50	25	50	25%	35		
	Bed-and-breakfast	P*	2	150	200	50	50	25	50	25%	35	Subject to Chapter 120 of Town Code.	
	Campgrounds and RV parks, nontransient	SP	25	600	600	200	200	150	300	25%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	2	150	200	50	50	25	50	25%	35		
	Eating and drinking places	P*	2	150	200	50	50	25	50	25%	35		
	Equipment sales	P*	6	400	400	100	100	50	100	25%	35		
	Kennels	SP	10	400	400	100	100	75	150	25%	35	See §§ 345-21K and 83-11.	
	Hotels and motels	SP	6	400	400	100	100	50	100	20%	35	See § 345-22H	
	Neighborhood stores, less than 5,000 square feet	P*	2	150	200	50	50	25	50	25%	35		
	Summer camps	SP	25	600	600	200	200	150	300	25%	35		
	E. Industrial Uses												
	Light industrial uses	SP	6	400	400	100	100	100	200	20%	35	NYSDEC regulations also apply.	
	Mining	SP	25	600	600	200	200	200	400	25%	35		

NOTES:
* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.
** Subject to site plan approval by the Town Planning Board.

BETHEL CODE

Schedule I, Table of Use and Bulk Requirements
RS Residential Settlement District
[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to provide safe and healthy living areas for residential use, free from intrusions of incompatible commercial and other uses which could have negative impacts on the welfare of homeowners and tenants. Specifically, this district is intended for a low-to medium-density development where access to services, while important, is not as critical as maintaining the character of the area	A. Residential Uses												Boathouses and boat docks Garages, parking and loading areas Home occupations, professions and trades Real estate and home occupation signs Other accessory uses customarily appurtenant to a permitted use
	One-family, detached dwelling (with public sewer)	P	0.5	100	150	25	25	10	25	25%	35		
	One-family detached dwelling (without public sewer)	P	1	100	150	25	25	25	50	25%	35		
	Two-family detached dwelling (with public sewer)	P	1	100	150	25	25	25	50	25%	35		
	Two-family detached dwelling (without public sewer)	P	2	150	200	50	50	25	50	25%	35		
	Multifamily dwelling (with public sewer)	SP	2	150	200	50	50	25	50	25%	35	§ 345-27: maximum density 4 DU per acre	
	Multifamily dwelling (without public sewer)	SP	4	300	300	75	50	50	100	25%	35	§ 345-27: maximum density 2 DU per acre	
	B. Community Facilities												
	Community buildings	P*	2	150	200	50	50	25	50	25%	35		
	Day-care center	SP	2	150	200	50	50	25	50	25%	35		
	Essential services	SP	2	150	200	50	50	25	50	25%	35		
	House of worship	SP	2	150	200	50	50	25	50	25%	35		
	Parks and playgrounds	P*	3	200	200	75	50	25	75	25%	35		
	Private and public schools	P*	4	300	300	75	50	50	100	25%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	Recreational facility, private noncommercial, outdoor***	SP	3	200	200	75	50	25	75	25%	35		

ZONING

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, 1	Side, Both				
	C. Business Uses												
	Bed-and-breakfast (with public sewer)	P*	0.5	100	150	25	25	10	25	25%	35		
	Bed-and-breakfast (without public sewer)	P*	1	100	150	25	25	10	25	25%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	1	100	150	25	25	25	50	25%	35		
	Eating and drinking places (with public sewer)	SP	0.5	100	150	25	25	10	25	25%	35		
	Eating and drinking places (without public sewer)	SP	1	100	150	25	25	10	25	25%	35		
	Neighborhood stores, less than 5,000 square feet	P*	1	100	150	25	25	25	50	25%	35	See § 345-22H.	
												Except White Lake Homes Subdivision defined by Bethel Tax Map #28, where a 30-foot maximum building height shall apply.	

NOTES:
* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.
** Subject to site plan approval by the Town Planning Board.
*** Such as tennis and swim clubs.

BETHEL CODE

Schedule I, Table of Use and Bulk Requirements
SR Smallwood Residential District
[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
The Smallwood Residential District is intended to preserve the character of the Smallwood Community by allowing moderate single-family residential development, community facilities and a limited variety of business uses intended to primarily serve the residents of Smallwood.	A. Residential Uses												Boathouses and boat docks Garages, parking and loading areas Home occupations, professions and trades Real estate and home occupation signs Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling	P	1	100	150	25	25	10	25	25%	35		
	B. Community Facilities												
	Community buildings	P*	2	150	200	50	50	25	50	25%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	Recreational facility, private non-commercial, outdoor***	SP	2	150	200	50	50	25	50	25%	35		
	C. Business Uses												
	Bed-and-breakfast	P*	1	100	150	25	25	10	25	25%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	1	100	150	25	25	10	25	25%	35		
	Eating and drinking places	SP	1	100	150	25	25	10	25	25%	35		
	Neighborhood stores, less than 5,000 square feet	SP	1	100	150	25	25	25	50	25%	35	See § 345-22H.	

NOTE:
* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.
** Subject to site plan approval by the Town Planning Board.
*** Such as tennis and swim clubs.

ZONING

Schedule I, Table of Use and Bulk Requirements
General Bulk Standards

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
		P*	0.5	100	150	25	25	10	25				
			1	100	150	25	25	25	50				
			2	150	200	50	50	25	50				
			3	200	200	75	50	25	75				
			4	300	300	75	50	50	100				
			5	200	200	75	50	25	75			RES	
			5	300	300	75	75	50	100			AG/COMM	
			6	400	400	100	100	50	100				
			10	400	400	100	100	75	150				
			25	600	600	100	100	100	200			COMM REC	
			25	600	600	200	200	200	400			Mining	
			25	600	600	200	200	150	300			Campgrounds	
			50	900	1,200	400	400	200	400				

NOTE:
* Subject to site plan approval.