

LAND USE

105 Attachment 6

Town of Colton

Zoning Districts Table Colton Hamlet (CH) and South Colton Hamlet (SCH) [Amended 7-14-2021 by L.L. No. 2-2021]

STANDARD USES	CONDITIONAL USES	Minimum Lot		Maximum Dimensions		Minimum Yard Dimensions and Setbacks			
		Area (square feet/acres)	Width (feet)	Lot Coverage	Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
Existing forest and/or agricultural practices		—	—	25%	35	60/50	15	30	50
One-family dwelling, manufactured home (Class A); modular home	Bed-and-breakfast inn; kennel, animal shelter, animal hospital; small business operation; home occupation	12,500*	100	25%	35	60/50	10	20	35
		22,500**	150	25%	35	60/50	10	20	35
		40,000***	175	25%	35	60/50	10	20	35
Two-family dwelling		20,000*	150	25%	35	60/50	10	20	35
		30,000**	175	25%	35	60/50	10	20	35
		60,000***	200	25%	35	60/50	10	20	35
Public, municipal facility; semipublic facility, institution		1 acre	200	25%	35	75/50	15	30	50
	Business/professional office; funeral home	22,500	150	25%	35	60/50	10	20	35
	Retail trade	15,000	75	30%	35	60/50	10	20	50
	Multiple-family dwelling	40,000	150	25%	35	60/50	10	20	35
	Manufactured home court	2.5 acres	300	25%	18	75/60	20	40	50
	Library, charitable institution, or similar	2 acres	200	25%	35	75/60	20	40	35
	Eating, drinking establishment	2 acres	200	25%	35	75/60	20	40	35
	Tourist accommodation	2 acres	200	25%	35	75/50	20	40	35
	Religious institution	2 acres	200	25%	35	75/60	20	40	35
	Nursery school	1 acre	150	25%	35	75/60	10	20	35

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STANDARD USES	CONDITIONAL USES	Minimum Lot		Maximum Dimensions		Minimum Yard Dimensions and Setbacks			
		Area (square feet/acres)	Width (feet)	Lot Coverage	Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
	Fire station	1 acre	200	25%	35	75/60	20	40	50
	Cemetery	—	—	—	—	—	—	—	—
	Public, private utility, service utility	—	—	—	—	—	—	—	—

NOTES:

The standards of § 105-70 apply here for all conditional uses in addition to any minimum standard set forth in this schedule *with public water and sewer, **with public water or sewer, ***with neither public water or sewer.

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**Zoning Districts Table
Community Center (CC)
[Amended 7-14-2021 by L.L. No. 2-2021]**

STANDARD USES	CONDITIONAL USES	Minimum Lot		Maximum Dimensions		Minimum Yard Dimensions and Setbacks			
		Area (square feet/acres)	Width (feet)	Lot Coverage	Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
Manufactured home (Class A); modular, one-/two-family dwelling	Bed-and-breakfast inn; small business operation (use one-family standards)	(Apply respective standards of the CH and SCH Districts)							
	Home occupation	(Apply standards for the residence)							
	Retail trade, personal service	15,000	75	30%	35	60/50	10	20	50
	Bank/financial institution	20,000	100	30%	35	60/50	10	20	50
	Business/professional office; funeral home	15,000	75	30%	35	60/50	10	20	50
Public, municipal facility		1 acre	175	30%	35	75/50	10	20	50
Semipublic facility, institution		1 acre	175	30%	35	75/50	10	20	50
	Multiple-family dwelling	40,000	150	30%	35	60/50	10	20	50
	Mixed commercial residential use	40,000	150	30%	35	60/50	15	30	50
	Eating, drinking establishment	30,000	150	30%	35	75/50	15	30	50
	Tourist accommodation	2 acres	200	30%	35	75/50	15	30	50
	Appliance sales, service, hardware/lumber store, fuel sales and service	30,000	150	30%	35	75/50	15	30	50
	Vehicle equipment sales, service	60,000	200	30%	35	75/50	15	30	50
	Gasoline station; service garage	30,000	150	30%	35	75/50	15	30	50
	Public, private utility service utility	—	—	—	—	—	—	—	—

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Zoning Districts Table
Residential Recreational (R-Rec)
[Amended 7-14-2021 by L.L. No. 2-2021]

STANDARD USES	CONDITIONAL USES	Minimum Lot				Minimum Yard Dimensions and Setbacks			
		Area (square feet/acres)	Width (feet)	Maximum Lot Coverage	Maximum Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
One-family dwelling, manufactured home (Class A and B); modular home	Bed-and-breakfast inn; kennel, animal shelter, animal hospital; home occupation; small business operation	1 acre	200	20%	28	75/50	20	40	50
Public, municipal facility; semipublic facility, institution		2 acres	200	20%	28	75/50	20	40	50
Open space recreation		—	—	20%	18	75/50	20	40	50
	Two-family dwelling	2 acres	200	20%	28	75/50	20	40	50
	Recreational campsite	10 acres	500	20%	18	75/60	25	50	50
	Organized group camp	5 acres	300	20%	18	75/60	25	50	50
	Public, private utility service facility	—	—	—	—	—	—	—	—

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**Zoning Districts Table
Residential Town (RT)
[Amended 7-14-2021 by L.L. No. 2-2021]**

STANDARD USES	CONDITIONAL USE	Minimum Lot				Minimum Yard Dimensions and Setbacks			
		Area (square feet/acres)	Width (feet)	Maximum Lot Coverage	Maximum Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
One-family dwelling; manufactured home (Class A, B); modular home	Bed-and-breakfast inn; kennel, animal shelter, animal hospital; small business operation; home occupation	2 acres	250	20%	35	75/60	25	50	50
Public, municipal facility		4 acres	400	20%	35	75/60	25	50	50
Semipublic facility, institution		4 acres	400	20%	35	75/60	25	50	50
Forestry, agricultural use		—	—	15%	35	75/60	25	50	50
Open space recreation		—	—	15%	18	75/60	25	50	50
	Commercial sand and gravel excavation	10 acres	400	N/A	18	100/100	100	200	100
	Recreational campsite	10 acres	500	15%	18	75/60	25	50	50
	Manufactured home court	5 acres	500	15%	18	75/60	25	50	50
	Forest/rural industry	5 acres	400	15%	28	75/60	25	50	50
	Library, charitable institution, or similar	4 acres	400	20%	35	75/60	25	50	50
	Religious institution	4 acres	400	20%	35	75/60	25	50	50
	Nursery school	3 acres	300	20%	35	75/60	25	50	50
	Fire station	4 acres	400	20%	35	75/60	25	50	50
	Eating, drinking establishment	4 acres	400	20%	35	75/60	25	50	50
	Storage/warehouse	4 acres	400	20%	35	75/60	25	50	50
	Vehicle/equipment sales, service	4 acres	400	20%	35	75/60	25	50	50

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STANDARD USES	CONDITIONAL USE	Minimum Lot				Minimum Yard Dimensions and Setbacks			
		Area (square feet/acres)	Width (feet)	Maximum Lot Coverage	Maximum Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
	Mixed commercial residential use	4 acres	400	20%	35	75/60	25	50	50
	Tourist accommodation	3 acres	300	20%	35	75/60	25	50	50
	Cemetery	—	—	—	—	—	—	—	—
	Public, private utility, service facility	—	—	—	—	—	—	—	—
	Two-family dwelling	3 acres	250	20%	35	75/60	25	50	50
	Multiple-family dwelling	1 unit per 1.5 acres	500	20%	35	75/60	25	50	50

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**Zoning Districts Table
Residential Rural Park (R-Rup)
[Amended 7-14-2021 by L.L. No. 2-2021]**

STANDARD USES	CONDITIONAL USES	Minimum Lot				Minimum Yard Dimensions and Setbacks			
		Area (square feet/acres)	Width (feet)	Maximum Lot Coverage	Maximum Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
One-family dwelling, manufactured home (Class A, B, C); modular home	Bed-and-breakfast inn; kennel, animal shelter; animal hospital; small business operation; home occupation	5 acres	350	15%	35	75/75	25	50	50
Public, municipal facility		8 acres	500	15%	35	75/75	35	70	75
Forestry, agricultural use		—	—	10%	35	75/75	35	70	75
Open space recreation		—	—	10%	18	75/75	35	70	75
	Recreational campsite	15 acres	500	10%	18	75/75	35	70	75
	Forest/rural industry	8 acres	500	10%	28	75/75	35	70	75
	Public, private utility service facility	—	—	—	—	—	—	—	—
	Two-family dwelling	5 acres	350	15%	35	75/75	25	50	50

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Zoning Districts Table
Open Countryside Park (OCP)
[Amended 7-14-2021 by L.L. No. 2-2021]

STANDARD USES	CONDITIONAL USES	Minimum Lot				Minimum Yard Dimensions and Setbacks			
		Area (square feet/acres)	Width (feet)	Maximum Lot Coverage	Maximum Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
One-family dwelling, manufactured home (Class A, B, C); modular home	Bed-and-breakfast inn; kennel, animal shelter, animal hospital; small business operation; home occupation	10 acres	500	10%	28	100/75	25	50	50
Public, municipal facility		15 acres	500	10%	28	100/75	35	70	75
Semipublic facility, institution		15 acres	500	10%	28	100/75	35	70	75
Forestry, agricultural use		—	—	5%	28	100/75	35	70	75
Fishing/hunting club		10 acres	500	5%	28	100/75	35	70	75
Open space recreation		—	—	5%	18	100/75	35	70	75
	Recreational campsite	20 acres	600	5%	18	100/100	35	70	75
	Organized group camp	20 acres	600	5%	18	100/100	35	70	75
	Resort lodge, club	20 acres	600	5%	28	100/100	35	70	75
	Forest/rural industry	10 acres	400	10%	28	100/100	50	100	75
	Commercial sand and gravel excavation	10 acres	400	N/A	18	100/100	100	200	100
	Junkyard	10 acres 400	5%	18	200/200	200	400	200	
	Public, private utility service facility	—	—	—	—	—	—	—	—

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**Zoning Districts Table
Rural Industrial (RuI)
[Amended 7-14-2021 by L.L. No. 2-2021]**

STANDARD USES	CONDITIONAL USES	Minimum Lot				Minimum Yard Dimensions and Setbacks			
		Area (square feet/acres)	Width (feet)	Maximum Lot Coverage	Maximum Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
One-family dwelling, manufactured homes (Class A, B, C); modular home	Bed-and-breakfast inn	10 acres	500	25%	28	100/100	50	100	50
Forestry, agricultural practices		10 acres	500	25%	28	100/100	50	100	50
Forest/rural industry, including sawmill, timber and pulp storage, sorting, distribution yard		10 acres	500	25%	28	100/100	50	100	50
Commercial excavation and processing		10 acres	500	N/A	28	100/100	50	100	50
Light manufacturing, processing, assembly plant for wood, sand, gravel and like natural products		10 acres	500	25%	28	100/100	50	100	50
Public, municipal facility		10 acres	500	25%	28	100/100	50	100	50
	Other rural industrial uses of a like nature as those provided for under Standard Uses	10 acres	500	25%	28	100/100	50	100	50
	Junkyard	10 acres	500	25%	28	100/100	50	100	50
	Public, private utility service facility	—	—	—	—	—	—	—	—

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Zoning Districts Table Forest Management Park (FMP) and Resource Management Town (RM-T) [Amended 7-14-2021 by L.L. No. 2-2021]

STANDARD USES Permitted Upon Authorization of CEO and Issuance of a Permit	CONDITIONAL USES Permitted Upon Authorization of Planning Board and Issuance of a Permit	Minimum Lot				Minimum Yard Dimensions and Setbacks			
		Area in (square feet/acres)	Width (feet)	Maximum Lot Coverage	Maximum Building Height (feet)	Road Center Line/Shoreline (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
Forestry, agricultural use		—	—	5%	28	100/100	50	100	100
Fishing/hunting club		45 acres	750	5%	28	100/100	50	100	100
Open space recreation		—	—	5%	18	100/100	50	100	100
	Recreational campsite	50 acres	1,000	5%	18	100/100	75	150	100
	Organized group camp	50 acres	1,000	5%	18	100/100	75	150	100
	Forest/rural industry	50 acres	1,000	5%	28	100/100	75	150	100
	Commercial excavation	50 acres	1,000	N/A	18	100/100	75	150	100
	Public, private utility, service utility	—	—	—	—	—	—	—	—

More Zoning Districts:

Land Preservation Overlay (LP): Uses otherwise permitted in the underlying district upon review and determination of the Planning Board in accord with those regulations applicable in the underlying district and the purposes and requirements set forth in § 105-71 of this chapter to achieve the purposes of this district in accord with the circumstances of the instant situation.

Planned Development (P): Uses with a demonstrated need and which are deemed appropriate by the Planning Board and Town Board and approved as provided for in § 105-72 of this chapter designating the area in question 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.

Public Lands: Those uses permitted by the State of New York in accordance with the Adirondack Park Agency Act and the State Land Master Plan for the use of state lands within the Adirondack Park; and by the State of New York under the auspices of the Department of Environmental Conservation and the County of St. Lawrence, respectively, for those state and county lands outside the Adirondack Park in the following classifications: SR State Reforestation, CR County Reforestation, SP State Park, WF State Wild Forest.