

ZONING

205 Attachment 2

Town of Pierrepont

Zoning Schedule

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zoning District	Permitted Uses	Conditional Uses (See § 205-13 for Standards)	Minimum						
			Minimum Lot area	Lot Width (in feet)	Minimum Setbacks (in feet)			Site Plan Review Required	Additional* Requirements (See Section)
					Front	Side (each)	Rear		
HAMLET	HAMLET DISTRICT	Purpose: To encourage development of the Town’s major hamlets as community and business centers consisting of a compatible mix of residential, commercial, public, service, and leisure uses. Mobile homes on individual lots are not permitted in the Hamlet District.							
	One-family dwelling		1 acre	150	30	15	30	No	§ 205-15
	Two-family dwelling		1 acre	150	30	15	30	No	§ 205-15
	Class A mobile home		1 acre	150	30	15	30	No	§§ 205-15, 205-18
	Accessory structure or use		1 acre	150	30	15	30	Maybe	§ 205-14
	Public recreation		1 acre	150	30	15	30	No	§ 205-15
	Public use		1 acre	150	30	15	30	No	§ 205-15
	Church, parish house		1 acre	150	30	15	30	Yes	§ 205-15
	Community residence		1 acre	150	30	15	30	Yes	§ 205-15
	Funeral home		1 acre	150	30	15	30	Yes	§ 205-15
	Membership club		1 acre	150	30	15	30	Yes	§ 205-15
	Health care facility		1 acre	150	30	15	30	Yes	§ 205-15
	Day-care center		1 acre	150	30	15	30	Yes	§ 205-15
	Craft and art studio		1 acre	150	30	15	30	Yes	§ 205-15
	Bed-and-breakfast		1 acre	150	30	15	30	Yes	§ 205-15
	Office building		1 acre	150	30	15	30	Yes	§ 205-15

PIERREPONT CODE

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			Minimum Lot area	Lot Width (in feet)	Minimum Setbacks (in feet)			Site Plan Review Required	Additional* Requirements (See Section)
					Front	Side (each)	Rear		
	Restaurant		1 acre	150	30	15	30	Yes	§ 205-15
	Theater		1 acre	150	30	15	30	Yes	§ 205-15
	School		1 acre	150	30	15	30	Yes	§ 205-15
	Tavern		1 acre	150	30	15	30	Yes	§ 205-15
	Printing and publishing		1 acre	150	30	15	30	Yes	§ 205-15
	Commercial retail and service use not individually listed		1 acre	150	30	15	30	Yes	§ 205-15
	Multiple-family dwelling	X						Yes	§§ 205-13, 205-15
	Gas station, motor vehicle repair, car wash	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Hotel, motel, inn, boardinghouse	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Parking lot as a principal use	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Commercial recreation, entertainment,	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Cemetery	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Vehicle sales	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Recycling collection facility	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Bakery	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Commercial kitchen	X	1 acre	150	30	15	30	Yes	§§ 205-13,

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			Minimum Lot area	Lot Width (in feet)	Minimum Setbacks (in feet)			Site Plan Review Required	Additional* Requirements (See Section)
					Front	Side (each)	Rear		
									205-15
	Deli	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Small business operation	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Home occupation	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
	Business/professional office	X	1 acre	150	30	15	30	Yes	§§ 205-13, 205-15
R-R	RURAL RESIDENTIAL	Purpose: To provide for high quality residential environment in suitable areas of the Town. This district is intended to be composed mainly of single-family houses of conventional construction or appearance and for supporting public or semipublic uses.							
	One-family dwelling		1 acre	200	30	15	30	No	§ 205-15
	Two-family dwelling		1 acre	200	30	15	30	No	§ 205-15
	Class A mobile home		1 acre	200	30	15	30	No	§§ 205-15, 205-18
	Accessory structure or use		1 acre	200	30	15	30	Maybe	§ 205-14
	Public recreation		1 acre	200	30	15	30	No	§ 205-15
	Public use		1 acre	200	30	15	30	No	§ 205-15
	Church; parish house		1 acre	200	30	15	30	Yes	§ 205-15
	School		1 acre	200	30	15	30	Yes	§ 205-15
	Day-care center		1 acre	200	30	15	30	Yes	§ 205-15
	Craft or art studio		1 acre	200	30	15	30	Yes	§ 205-15
	Production and sale of maple syrup		1 acre	200	30	15	30	No	§ 205-15
	Agriculture		1 acre	200	30	15	30	No	§ 205-15

PIERREPONT CODE

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			Minimum Lot area	Lot Width (in feet)	Minimum Setbacks (in feet)			Site Plan Review Required	Additional* Requirements (See Section)
					Front	Side (each)	Rear		
	Forestry		1 acre	200	30	15	30	No	§ 205-15
	Bed-and-breakfast		1 acre	200	30	15	30	Yes	§ 205-15
	Commercial excavation	X	4 acres	200	100	50	100	Yes	§§ 205-13, 205-15
	Cemetery	X	1 acre	200	50	30	40	Yes	§§ 205-13, 205-15
	Recycling collection facility	X	1 acre	200	100	30	100	Yes	§§ 205-13, 205-15
A-R	AGRICULTURAL-RESIDENTIAL	Purpose - The Agricultural-Residential district recognizes the value of agricultural land uses to the Town's attractive, rural community character and is intended to protect agricultural uses from detrimental intrusions that may hamper their long-term productivity and provide for all kinds of typical rural development.							
	Agriculture		2 acres	250	50	30	40	No	§ 205-15
	Forestry		2 acres	250	50	30	40	No	§ 205-15
	One-family dwelling		2 acres	250	50	30	40	No	§ 205-15
	Two-family dwelling		2 acres	250	50	30	40	No	§ 205-15
	Class A or B mobile home		2 acres	250	50	30	40	No	§§ 205-15, 205-18
	Accessory structure or use		2 acres	250	50	30	40	Maybe	§ 205-14
	Public recreation		2 acres	250	50	30	40	Yes	§ 205-15
	Public use		2 acres	250	50	30	40	Yes	§ 205-15
	Antique shop		2 acres	250	50	30	40	Yes	§ 205-15
	Church; parish house		2 acres	250	50	30	40	Yes	§ 205-15
	Cemetery		2 acres	250	50	30	40	Yes	§ 205-15
	Funeral home		2 acres	250	50	30	40	Yes	§ 205-15
	Production and sale of		2 acres	250	50	30	40	No	§ 205-15

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			Minimum Lot area	Lot Width (in feet)	Minimum Setbacks (in feet)			Site Plan Review Required	Additional* Requirements (See Section)
					Front	Side (each)	Rear		
	maple syrup								
	Commercial kennel, riding stable, animal hospital		2 acres	250	50	30	40	Yes	§ 205-15
	Craft or art studio		2 acres	250	50	30	40	Yes	§ 205-15
	Day-care center		2 acres	250	50	30	40	Yes	§ 205-15
	Bed-and-breakfast		2 acres	250	50	30	40	Yes	§ 205-15
	Natural resource-based industry; agribusiness	X	2 acres	250	50	50	50	Yes	§§ 205-13, 205-15
	Commercial excavation	X	4 acres	250	100	50	100	Yes	§§ 205-13, 205-15
	Farm supply/implement sales and repair	X	2 acres	250	50	30	40	Yes	§§ 205-13, 205-15
	Recycling processing or collection facility	X	2 acres	250	50	30	40	Yes	§§ 205-13, 205-15
	Salvage yard	X	4 acres	250	50	30	40	Yes	§§ 205-13, 205-15
O-C	OPEN COUNTRYSIDE	Purpose: To encourage land uses in certain rural areas of the Town that maintain the open-country, uncrowded character while accommodating forestry and agriculture, low-density residential uses, recreation, resource-based industry and other uses inappropriate to the more densely settled locations of the Town. For the most part, land use compatibility is achieved through spacing and buffering requirements rather than by prohibiting certain types of nuisance-prone land uses.							
	One-family dwelling		2 acres	250	50	30	40	No	§ 205-15
	Two-family dwelling		2 acres	250	50	30	40	No	§ 205-15
	Class A, B or C mobile home		2 acres	250	50	30	40	No	§§ 205-15, 205-18

PIERREPONT CODE

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			Minimum Lot area	Lot Width (in feet)	Minimum Setbacks (in feet)			Site Plan Review Required	Additional* Requirements (See Section)
					Front	Side (each)	Rear		
	Accessory use or structure		2 acres	250	50	30	40	Maybe	§ 205-14
	Public recreation		2 acres	250	50	30	40	No	§ 205-15
	Public use		2 acres	250	50	30	40	No	§ 205-15
	Agriculture		2 acres	250	50	30	40	No	§ 205-15
	Forestry		2 acres	250	50	30	40	No	
	Antique shop		2 acres	250	50	30	40	Yes	§ 205-15
	Church, parish house		2 acres	250	50	30	40	Yes	§ 205-15
	Craft or art studio		2 acres	250	50	30	40	Yes	§ 205-15
	Cemetery		2 acres	250	50	30	40	Yes	§ 205-15
	Day-care center		2 acres	250	50	30	40	Yes	§ 205-15
	Wholesale and storage use		2 acres	250	50	30	40	No	§ 205-15
	Manufacturing or industrial use		2 acres	250	50	30	40	No	§ 205-15
	Bed-and-breakfast		2 acres	250	50	30	40	No	§ 205-15
	Natural-resource-based industry	X	2 acres	250	50	50	50	Yes	§§ 205-13, 205-15
	Commercial excavation	X	4 acres	250	100	50	100	Yes	§§ 205-13, 205-15
	Recycling processing or collection facility	X	2 acres	250	50	30	40	Yes	§§ 205-13, 205-15
	Commercial kennel, riding stable, animal hospital	X	2 acres	250	50	30	40	Yes	§§ 205-13, 205-15
	Body shop, machine shop, welding shop	X	2 acres	250	50	30	40	Yes	§§ 205-13, 205-15

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					Front	Side (each)	Rear		
	Salvage yard	X	4 acres	250	50	30	40	Yes	§§ 205-13, 205-15
	Commercial communications facilities	X	2 acres	250	50	30	40	No	§§ 205-13, 205-15
	Campground	X	4 acres	250	50	30	40	No	§§ 205-13, 205-15
	Mobile home park	X	4 acres	250	50	30	40	No	§§ 205-13, 205-15
	Motor vehicle repair	X	2 acres	250	50	30	40	Yes	§§ 205-13, 205-15
	Motor vehicle sales	X	2 acres	250	50	30	40	Yes	§§ 205-13, 205-15
R-P	RESOURCE PROTECTION	Purpose: To recognize the importance of environmentally sensitive or unique natural resources and their adjacent areas for their long-term use and enjoyment by Town residents. This district is intended to prevent activities detrimental to the ecological and open-space functions of these areas and to encourage compatible activities.							
	One-family dwelling		5 acres	500	50	50	50	No	§§ 205-15, 205-21
	Class A, B, or C mobile home		5 acres	500	50	50	50	No	§§ 205-15, 205-18, 205-21
	Accessory use or structure		5 acres	500	50	50	50	No	§§ 205-14, 205-21
	Agriculture		5 acres	500	50	50	50	No	§§ 205-15, 205-21
	Forestry		5 acres	500	50	50	50	No	§§ 205-15, 205-21

PIERREPONT CODE

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			Minimum Lot area	Lot Width (in feet)	Minimum Setbacks (in feet)			Site Plan Review Required	Additional* Requirements (See Section)
					Front	Side (each)	Rear		
	Public Recreation		5 acres	500	50	50	50	Yes	§§ 205-15, 205-21
	Public use		5 acres	500	50	50	50	Yes	§§ 205-15, 205-21
	Bed-and-breakfast		5 acres	500	50	50	50	Yes	§§ 205-15, 205-21
	Home occupations		5 acres	500	50	50	50	Yes	§§ 205-14, 205-21
	Hunting and recreational club or lodge	X	5 acres	500	50	50	50	Yes	§§ 205-13, 205-15
	Commercial excavation	X	5 acres	500	100	100	100	Yes	§§ 205-13, 205-15, 205-21
	Campground	X	5 acres	500	50	50	50	Yes	§§ 205-13, 205-15, 205-21
	Agricultural products, including but not limited to the production and sale of maple syrup and production of honey	X	1 acre	200	30	15	30	No	§§ 205-13, 205-15
P-D	PLANNED UNIT DEVELOPMENT	Purpose: To provide a means of developing or redeveloping significant land areas considered appropriate for residential, recreational, commercial, or industrial use; or a combination of these uses in a unified site design that allows economies of scale and creative planning and design concepts to be used. The PUD allows for the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis.							
	Residential, recreational,		5 acres	500	30	30	30	Yes	§§ 205-12,

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					Front	Side (each)	Rear		
	commercial or industrial use; or a combination of these uses in a unified site design								205-15, 205-21

- *Notes: (1) The zoning schedule attempts to summarize and reference only the major aspects of Chapter 205, Zoning. For legal applications, reference the chapter directly.
- (2) For questions on “grandfathered”, nonconforming, or preexisting lots, structures or land uses, consult § 205-19.
- (3) Sign regulations are contained in § 205-16.
- (4) Regulations guiding accessory structures and uses such as garages, fences and swimming pools and home businesses are contained in § 205-14.
- (5) Section 205-26 explains application procedures, complaints, enforcement and penalties for violations.
- (6) A glossary of important terms is provided in § 205-28.
- (7) All development proposals and new uses must comply with the off-street parking and loading regulations (§ 205-15).
- (8) All proposal listed a conditional uses or requiring site plan review shall complete the State Environmental Quality Review process explained in § 205-20.