

ZONING

185 Attachment 1

Town of Rockland

Appendix 1

Schedule of District Regulations

[Amended 1-19-2017 by L.L. No. 1-2017; 7-20-2017 by L.L. No. 3-2017; 9-3-2020 by L.L. No. 1-2020; 7-1-2021 by L.L. No. 1-2021; 10-7-2021 by L.L. No. 2-2021; 9-15-2022 by L.L. No. 2-2022 ; at time of adoption of Code (see Ch. 1, General Provisions, Art. IV)]
(For district purposes, see § 185-8.1.)
(Any use not listed is prohibited.)

District	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
Rural Conservation District (RC)	Agricultural activities Bed-and-breakfasts Cemeteries Essential services Forestry activities (not including sawmills) Hunting and fishing clubs Nurseries Outdoor recreation Parks (public and private) Single- and two-family dwellings Stables (commercial) Modern accessory camping (on parcel with owner-occupied dwelling) Storage of recreational vehicles (see § 185-30.8) Tent commercial camping (up to two sites with administrative permit)	Campgrounds and RV parks Golf courses Inns (≤ 10 sleeping units) Light manufacturing Major impact uses Mining and excavation uses Mobile home parks Multifamily dwellings Museums Religious institutions Retail sales, small and specialty Sawmills Solar collection systems, commercial Telecommunication facilities Veterinary uses, animal hospitals, shelters and kennels Adult-oriented business Modern accessory camping (on separate vacant parcel) Tent commercial camping (3 or more sites)	Home-based businesses Parking area Private garages Private stables Signs (complying with § 185-30.2) Solar collection systems, minor Storage shed Primitive accessory camping Storage containers Other activities or structures customarily accessory to permitted principal or special uses	Minimum lot area: 2 acres Minimum average lot width: 200 feet Minimum yards: Front: 25 feet Side: 25 feet Rear: 50 feet Maximum building height: 35 feet Maximum lot coverage: 40% Minimum habitable dwelling area for each dwelling unit in a single- or two-family dwelling: 450 square feet

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District	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
Low-Density Residential (R1)	Agricultural activities Bed-and-breakfasts Essential services Forestry activities Golf courses Nurseries Parks (public and private) Single- and two-family dwellings Modern accessory camping (on parcel with owner-occupied dwelling) Storage of recreational vehicles (see § 185-30.8)	Cemeteries Child care Community center Forestry activities (not including sawmills) Funeral homes Health facilities generating less than 250 trip-ends daily Indoor recreation Outdoor recreation Religious institutions Retail sales, small and specialty Solar collection systems, commercial. Modern accessory camping (on separate vacant parcel)	Garages Home-based businesses Parking areas Private stables Signs (complying with § 185 30.2) Solar collection systems, minor Storage shed Primitive accessory camping Other activities or structures customarily accessory to permitted principal or special uses	Minimum lot area: 1 acre Minimum average lot width: 100 feet Minimum yards: Front: 20 feet Side: 25 feet Rear: 40 feet Maximum building height:30 feet Maximum lot coverage: 50% Minimum habitable dwelling area for each dwelling unit in a single- or two-family dwelling: 450 square feet
Moderate- to High-Density Residential (R2)	Agricultural activities Bed-and-breakfasts Essential services Forestry activities (not including sawmills) Parks (noncommercial) Single- and two-family dwellings Storage of recreational vehicles (see § 185-30.8)	Cemeteries Religious institutions Child care Community centers Funeral homes Health facilities generating less than 250 trip-ends daily Hotels/motels Multifamily dwellings Nurseries Retail sales, small and specialty Solar collection systems, commercial Telecommunication facilities	Home-based businesses Parking areas Primitive accessory camping Private garages Signs (complying with § 185-30.2) Solar collection systems, minor Storage sheds Other activities or structures customarily accessory to permitted principal or special uses	Minimum lot area: 0.25 acres Minimum average lot width: 75 feet Minimum yards: Front: 20 feet Side: 15 feet Rear: 30 feet Maximum building height: 35 feet Maximum lot coverage: 60% Minimum habitable dwelling area for each dwelling unit in a single- or two-family dwelling: 450 square feet

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District	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
NB Neighborhood Business	Agricultural activities Bed-and-breakfasts Business/professional office Catering services Cemeteries Essential services Forestry activities (not including sawmills) Funeral homes Gift and antique sales outlet Golf courses Garage sales Multifamily dwellings Repair services Single- and two-family dwellings Outdoor sales Storage of recreational vehicles (see § 185-30.8) Studio activities Teaching facilities Mobile food vehicle (complying with § 185-30.9)	Auto-related uses Food processing under 5,000 square feet Convenience stores Health facilities Hotel/motel ≤ 16 sleeping units) Lumberyards and home improvement centers Major impact uses Mini-storage uses Parks (public and private) Restaurants Retail sales, large, small, and specialty Retail services Taverns Solar collection systems, commercial Warehouses Veterinary offices; animal hospitals, shelters and kennels	Home-based businesses Parking areas Primitive accessory camping Private garages Signs (complying with § 185-30.2) Solar collection systems, minor Storage sheds Other activities or structures customarily accessory to permitted principal or special uses	Minimum lot area: 10,000 square feet Minimum average lot width: 75 feet Minimum yards: Front: 30 feet Side: 20 feet Rear: 30 feet Maximum building height: 35 feet Maximum lot coverage: 60% Minimum habitable dwelling area for each dwelling unit in a single- or two-family dwelling: 450 square feet

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District	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
GB General Business	Agricultural activities Beauty parlors Business and professional offices Cemeteries Religious institutions Child-care centers Community centers Essential services Forestry activities (not including sawmills) Convenience stores Health facilities Multifamily dwellings Museums Nurseries Parks Public and semipublic uses Indoor and outdoor recreation Restaurants Retail sales, small and specialty Retail services Single- and two-family dwellings Mobile food vehicle (complying with § 185-30.9)	Agricultural processing activities Auto-related uses Banks Bowling alleys Drive-in or fast-food establishment Health facilities Hotel/motels Light manufacturing Lumberyards and home improvement centers Major impact uses Mini-storage uses Petroleum distributors Places of assembly Retail sales, large Sawmills Solar collection systems, commercial Taverns Theaters Warehouses Wholesale uses	Garages Home-based businesses Parking areas Private stable Signs (complying with § 185-30.2) Solar collection systems, minor Storage of recreational vehicles (see § 185-30.8) Storage sheds Storage containers Other activities or structures customarily accessory to permitted principal or special uses	Minimum lot area: None Minimum average lot width: 30 feet Minimum yards: Front: 10 feet Side: 5 feet Rear: None Maximum building height: 40 feet Maximum lot coverage: 90% Minimum habitable dwelling area for each dwelling unit in a single- or two-family dwelling: 450 square feet