

ZONING

199 Attachment 3

Town of Mamakating

Schedule I
Table of Use and Bulk Requirements

Zoning District	Principal Use	Use Type	Minimum Lot			Minimum Yards			Side, Both (feet)	Development Maximum Height			Accessory Uses
			Area	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side, One (feet)		Coverage	Stories	Feet	
VA - Village Adjacent Area	Single-family detached or attached dwelling	P	2 ac	150	200	50	50	50	100	25%	2.5	30	Off-street parking
	Single-family detached or attached dwelling (with central water and sewer)	P	1 ac	100	100	25	25	25	50	25%	2.5	30	Signs
	Single-family detached or attached dwelling (with central water and sewer) through transfer of development rights	P	5,000 sf	35	100	25	25	5	15	25%	2.5	30	Swimming pools accessory to single-family dwelling
	2-family dwelling	P	4 ac	150	200	50	50	50	100	25%	2.5	30	Keeping of domestic animals as pets
	2-family dwelling (with central water and sewer)	P	2 ac	100	100	25	35	25	50	25%	2.5	30	Home occupation
	2-family dwelling (with central water and sewer) through transfer of development rights	P	10,000 sf	75	100	25	25	10	20	25%	2.5	30	Other accessory uses customarily incidental to the principal use
	Senior housing	SU	5 ac	200	300	50	50	75	150	35%	2.5	30	Small-scale solar
	Library	P	1 ac	150	200	50	50	50	100	50%	2.5	30	
	Elementary school, secondary school	P	3 ac	200	300	50	75	75	150	40%	1	15	
	Neighborhood places of worship	P	1 ac	150	200	50	50	50	100	50%	2.5	30	
	Public parks and playgrounds	P	5,000 sf	50	50	15	15	15	15	25%	1	15	
	Art galleries and museums	P	10,000 sf	75	100	25	25	25	50	50%	2.5	30	
	Antique and gift shops	P	10,000 sf	75	100	25	25	25	50	50%	2.5	30	
	Health services, including medical offices, labs	P	20,000 sf	100	150	25	50	30	60	50%	2.5	30	
	Community facilities, emergency	P	20,000 sf	100	150	25	50	30	60	50%	2.5	30	
	Community facilities, nonemergency	P	20,000 sf	100	150	25	50	30	60	50%	2.5	30	
	Bed-and-breakfast	SU	1 ac	100	150	25	35	30	60	25%	2.5	30	
	Hotel or motel	SU	2 ac	200	150	25	100	75	150	40%	2.5	30	
	Retail, service commercial and office uses, including medical offices (shall not exceed 4,000 sf of gross floor area in the vicinity of Bloomingburg and 8,000 sf of gross floor area in the vicinity of Wurtsboro)	P	20,000 sf	100	150	25	50	25	50	40%	2.5	30	
	Indoor recreation: bowling alley, skating rink	SU	1ac	150	200	50	50	50	100	50%	2.5	30	
	Indoor entertainment: movie theater, music hall	SU	1ac	150	200	50	50	50	100	50%	2.5	30	
	Auto-related repair; gasoline filling station	SU	1 ac	150	200	50	50	50	100	50%	1	15	
	Senior housing	SU	5 ac	200	300	50	50	75	150	35%	2.5	30	
	Public utilities	SU	1 ac	150	200	50	50	50	100	50%	1	15	
	Large-scale solar	SU		250		100	75	75	150		5		
	Brewery, cidery, winery or distillery	SU	2 ac	150	200	50	50	25	50	50%	2.5	30	

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Zoning District	Principal Use	Use Type	Minimum Lot			Minimum Yards			Side, Both (feet)	Development Maximum Height			Accessory Uses
			Area	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side, One (feet)		Coverage	Stories	Feet	
AD - Airport Development	Agricultural farm operation - non-livestock	P	1 ac	150	200	50	25	25	50	25%	2.5	30	Off-street parking
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10%	2.5	30	Signs
	Airport	P	50 ac	500	750	100	100	50	100	25%	2.5	30	Small-scale solar
	Aviation sales and repair	P	40,000 sf	150	200	50	50	25	50	50%	2.5	30	Agritourism
	Office and research	P	40,000 sf	150	200	50	50	25	50	50%	3	35	Accessory storage
	Research, experimental and laboratory testing	P	40,000 sf	150	200	50	50	50	100	50%	4	45	Other accessory uses customarily incidental to the principal use
	Lumber, building and farm supply yards	P	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
	Restaurants, excluding drive-through	P	40,000 sf	150	200	50	50	25	50	50%	2.5	30	
	Agribusiness	SU	10 ac	200	300	75	75	75	150	35%	4	45	
	Motor vehicle and equipment repair	SU	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
	Franchise automotive sales	SU	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
	WTS facility	SU	30,000 sf	100	200	25	25	25	50	10%	N/A	150	
	Large-scale solar	SU		250		100	75	75	150				
	Public utilities	SU	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
IC - Interchange Commercial	Agricultural farm operation - non-livestock	P	1 ac	100	200	25	25	25	50	25%	2.5	30	Signs
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10%	2.5	30	Small-scale solar
	Distribution facilities	P	40,000 sf	150	200	50	50	50	100	50%	2.5	30	Agritourism
	Office and research business park	P	5 ac	300	400	100	100	75	150	60%	2.5	30	Other accessory uses customarily incidental to the principal use
	Medical offices	P	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
	Conference center	P	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
	Park-and-ride	P	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
	Tow business	P	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
	Public or private emergency service providers	P	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
	Tourist information buildings or kiosks	P	30,000 sf	100	200	25	25	25	50	10%	2.5	30	
	Agribusiness	SU	10 ac	200	300	75	75	75	150	35%	2.5	30	
	Golf course	SU	75 ac	400	600	100	100	100	200	25%	2.5	30	
	Resort hotel	SU	10 ac	200	300	100	100	50	100	40%	2.5	30	
	Hotel or motel	SU	3 ac	200	300	100	100	75	150	35%	2.5	30	
	Planned residential development (PRD)	SU	25 ac	300	400	100	100	100	200	25%	3.5	40	
	Veterinary; animal hospital	SU	3 ac	200	300	100	100	75	150	35%	2.5	30	
	Accessory day-care facilities	SU	N/A										
	Public utilities	SU	3 ac	200	200	100	100	75	150	35%	2.5	30	
	WTS facility	SU	30,000 sf	100	200	25	25	25	50	10%	N/A	150	
	Gasoline filling station/convenience store	SU	40,000 sf	150	200	50	50	50	100	50%	2.5	30	
	Restaurant	SU	2 ac	150	200	50	50	50	100	40%	2.5	30	
	Truck stop/travel center	SU	5 ac	300	400	100	100	75	150	60%	2.5	30	
	Breweries, cideries, wineries or distilleries	SU	2 ac	150	200	50	50	25	50	50%	2.5	30	
	Large-scale solar	SU		250		100	75	75	150				

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			Area	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side, One (feet)		Coverage	Stories	Feet	
PRO - Planned Resort - Office Development	Single-family detached dwelling (refer to § 199-36)	P	10 ac	200	300	50	50	50	100	5%	2.5	30	Signs
	Agricultural farm operation - non-livestock	P	1 ac	150	200	25	25	25	50	25%	2.5	30	Off-street parking
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10%	2.5	30	Small-scale solar
	Educational, interpretive and research center	P	40,000 sf	150	200	50	50	50	100	30%	2.5	30	Agritourism
	Golf course	P	75 ac	400	600	100	100	100	200	25%	2.5	30	Day-care center accessory to PRC and office-business park
	Commercial outdoor recreation	P	25 ac	400	400	100	100	100	200	5%	1	15	Other accessory uses customarily incidental to the principal use
	Horticultural specialty	P	10 ac	200	300	50	50	50	100	5%	1	15	
	Planned resort community (PRC)	P	100 ac				Refer to § 199-18 and Schedule II						
	Planned residential development (PRD)	SU	25 ac	300	400	100	100	100	200	25%	3.5	40	
	Resort hotel; country inn	SU	25 ac	300	400	100	100	100	200	25%	2.5	30	
	Dude ranch	SU	25 ac	300	400	100	100	75	150	10%	1	15	
	Medical offices	P	40,000 sf	150	200	50	50	50	100	30%	2.5	30	
	Office and research business park	SU	10 ac	200	300	75	75	75	150	40%	3	35	
	Breweries, cideries, wineries or distilleries	SU	2 ac	150	200	50	50	25	50	50%	2.5	30	
	Restaurant	SU	40,000 sf	150	200	50	50	50	100	30%	2.5	30	
	Conference center	SU	10 ac	200	300	75	75	75	150	40%	2.5	30	
	Public utilities	SU	3 ac	200	200	100	100	75	150	35%	2.5	30	
	WTS facility	SU	30,000 sf	100	200	25	25	25	50	10%	N/A	150	
	Large-scale solar	SU		250		100	75	75	150				
RVP - Ridge and Valley Protection Area	Single-family detached dwelling	P	10 ac	200	300	50	50	50	100	5%	2.5	30	Off-street parking
	Wildlife, open space and game preserves	P	25 ac	200	200	50	50	50	100	1%	1	15	Signs as regulated in Article VI
	Limited mixed-use resort development	P				Refer to § 199-19, Supplemental use regulations for the RVP District							Swimming pools accessory to single-family residence
	Country inn	SU	50 ac	500	750	100	200	100	200	20%	3.5	40	Stables accessory to single-family residence
	Bed-and-breakfast	SU	10 ac	150	200	100	200	50	100	10%	2.5	30	Raising of domestic animals as pets or a hobby
	Educational, research and interpretative centers	SU	25 ac	200	200	50	50	50	100	5%	1	15	Boathouses and boat docks
	Horticultural specialty	SU	10 ac	150	150	100	100	50	100	5%	2.5	30	Pets
	WTS facility	SU	30,000 sf	100	200	25	25	25	50	10%	n/a	150	Other accessory uses customarily incidental to the principal use
	Breweries, cideries, wineries or distilleries	SP	10 ac	150	200	50	50	25	50	50%	2.5	30	Small-scale solar Agritourism accessory to horticultural specialty Small-scale farms

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MG - Mountain Greenbelt	Single-family detached dwelling (refer to § 199-36)	P	10 ac	200	300	50	50	50	100	5%	2.5	30	Off-street parking
	Commercial outdoor recreation	P	25 ac	400	400	100	100	100	200	5%	1	15	Signs as regulated in Article VI
	Horticultural specialty	P	10 ac	200	300	50	50	50	100	5%	1	15	Swimming pools accessory to single-family residence
	Agricultural farm operation - non-livestock	P	1 ac	100	200	25	25	25	50	25%	2.5	30	Stables accessory to single-family residence
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10%	2.5	30	Small-scale farms
	Bed-and-breakfast	SU	5 ac	150	200	50	50	50	100	5%	2.5	30	Raising of domestic animals as pets or a hobby
	Golf course	SU	75 ac	400	600	100	100	100	200	10%	2.5	30	Boathouses and boat docks
	Resort; country inn	SU	25 ac	300	400	100	100	100	200	25%	2.5	30	Pets
	Conference center	SU	10 ac	200	300	75	75	75	150	40%	2.5	30	Small-scale solar
	Campus-type office and research business park	SU	10 ac	200	300	75	75	75	150	40%	2.5	30	Agritourism
	Dude ranch	SU	25 ac	300	400	100	100	75	150	10%	1	15	Home occupation
	Summer and day camps	SU	10 ac	200	300	100	100	75	150	25%	1	15	Other accessory uses customarily incidental to the principal use
	Cemetery	SU	5 ac	200	300	50	50	75	150	40%	1	15	
	Kennels	SU	3 ac	300	300	100	100	100	200	25%	1	15	
	Restaurant	SU	5 ac	200	300	50	50	75	150	40%	2.5	30	
	Rod and gun club	SU	100 ac	600	600	100	100	100	200	15%	2.5	30	
	Commercial outdoor shooting range	SU	100 ac	800	800	100	300	300	600	15%	2.5	30	
	Public utilities	SU	3 ac	200	200	100	100	75	150	15%	1	15	
	Vacation campground	SU	10 ac	200	300	100	100	75	150	25%	1	15	
	WTS facility	SU	30,000 sf	100	200	25	25	25	50	10%	N/A	150	
	Large-scale solar	SU		250		100	75	75	150				
	Breweries, cideries, wineries or distilleries	SP	2 ac	150	200	50	50	25	50	50%	2.5	30	

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RA - Residential Agricultural	Single-family detached dwelling	P	3 ac	150	200	50	50	40	80	5%	2.5	30	Off-street parking
	Horticultural specialties	P	5 ac	150	200	50	50	50	100	5%	1	15	Swimming pools accessory to single-family residence
	Agricultural farm operation - non-livestock	P	1 ac	150	200	25	25	25	50	25%	2.5	30	Stables accessory to single-family residence
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10%	2.5	30	Small-scale farms
	Bed-and-breakfast	SU	3 ac	150	200	50	50	50	100	5%	2.5	30	Keeping of domestic animals as pets
	Art gallery; artisan studio/shop	P	3 ac	150	200	50	50	50	100	5%	2.5	30	Small-scale solar
	Golf course	SU	75 ac	400	600	100	100	100	200	10%	2.5	30	Agritourism
	Commercial dude ranch	SU	25 ac	300	400	100	100	75	150	5%	2.5	30	Home occupation
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25%	1	15	Signs
	Kennels	SU	5 ac	300	300	100	100	100	200	25%	1	15	Other accessory uses customarily incidental to the principal use
	Art galleries; museums; antiques; gift shops	SU	3 ac	150	200	50	50	50	100	2%	2.5	30	
	Vacation campground	SU	10 ac	200	300	100	100	75	150	25%	1	15	
	Public utilities	SU	3 ac	200	200	100	100	75	150	50%	2.5	30	
	Large-scale solar	SU		250		100	75	75	150				
	Breweries, cideries, wineries or distilleries	SP	2 ac	150	200	50	50	25	50	50%	2.5	30	
BR - Burlingham Residential	Single-family, detached (noncentral water or sewer)	P	2 ac	150	200	50	50	40	80	25%	2.5	30	Off-street parking
	Single-family, detached (with central water and/or sewer)	P	1 ac	100	150	25	35	30	60	5%	2.5	30	Signs
	Horticultural specialties	P	5 ac	150	200	50	50	50	100	5%	1	15	Swimming pools accessory to single-family residence
	Agricultural farm operation - non-livestock	P	1 ac	150	200	25	25	25	50	25%	2.5	30	Keeping of domestic animals as pets
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10%	2.5	30	Small-scale farms
	Bed-and-breakfast	SU	3 ac	150	200	50	50	50	100	5%	2.5	30	Stables accessory to single-family residence
	Golf course	SU	75 ac	400	600	100	100	100	200	10%	2.5	30	Agritourism
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25%	1	15	Home occupation
	Public utilities	SU	3 ac	200	200	100	100	75	150	15%	2.5	30	Other accessory uses customarily incidental to the principal use
	Restaurant	SU	5 ac	200	300	50	50	75	150	40%	2.5	30	
	Art galleries; museums; antiques; gift shops	SU	2 ac	150	200	50	50	50	100	25%	2.5	30	
	Large-scale solar	SU		250		100	75	75	150				
	Breweries, cideries, wineries or distilleries	P	2 ac	150	200	50	50	25	50	50%	2.5	30	

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			Area	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side, One (feet)		Coverage	Stories	Feet	
NR - Neighborhood Residential ¹	Single-family detached dwelling	P	2 ac	100	150	25	35	40	80	25%	2.5	30	Off-street parking
	Single-family detached dwelling (with central water or sewer)	P	30,000 sf	100	100	25	25	25	50	25%	2.5	30	Signs
	Single-family detached dwelling (with central water and sewer) through transfer of development rights	P	10,000 sf	75	100	25	25	25	50	25%	2.5	30	Swimming pools accessory to single-family dwelling
	2-family dwelling (without central water or sewer)	SU	2 ac	150	200	50	50	50	100	35%	2.5	30	Stables accessory to single-family dwelling
	2-family dwelling (with central water and sewer) through transfer of development rights	P	20,000 sf	75	100	25	35	25	50	25%	2.5	30	Small-scale farms
	Horticultural specialties	P	3 ac	150	200	50	50	50	100	5%	1	15	Keeping of domestic animals as pets
	Public parks and playgrounds	P	5,000 sf	50	50	15	15	15	15	25%	1	15	Agritourism
	Elementary schools	P	3 ac	200	300	50	75	75	150	50%	2.5	30	Small-scale solar
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25%	1	15	Home occupation
	Restaurant	SU	2 ac	150	200	50	50	50	100	40%	2.5	30	Other accessory uses customarily incidental to the principal use
	Planned residential development	SU	25 ac	300	400	100	100	100	200	40%	3.5	40	
	Hotel or motel	SU	3 ac	200	300	50	75	75	150	35%	2.5	30	
	Golf course	SU	75 ac	400	600	100	200	100	200	15%	2.5	30	
	Boat sales and rentals	SU	3 ac	200	300	75	75	75	150	40%	1	15	
	Art galleries; museums; antiques and gift shops	SU	20,000 sf	100	100	25	35	25	50	25%	2.5	30	
	Retail convenience use (maximum 2,000 sf gfa)	SU**	20,000 sf	100	100	25	35	25	50	25%	2.5	30	
	Large-scale solar	SU		250		100	75	75	150				
LN - Lake Neighborhood Residential	Single-family detached dwelling	P	2 ac	100	150	25	35	40	80	25%	2.5	30	Off-street parking
	Restaurant	SU	2 ac	150	200	50	50	50	100	40%	2.5	30	Home occupation
	Art galleries; museums; antiques and gift shops	SU	20000 sf	100	100	25	35	25	50	25%	2.5	30	Other accessory uses customarily incidental to the principal use
	Retail convenience use (maximum 2,000 sf gfa)	SU**	20000 sf	100	100	25	35	25	50	25%	2.5	30	Signs
	Large-scale solar	SU		250		100	75	75	150				Swimming pools accessory to single-family dwelling Small-scale solar Keeping of domestic animals as pets

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			Area	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side, One (feet)		Coverage	Stories	Feet	
HC – Hamlet Center ¹	Single-family detached dwelling	P	1 ac	100	150	25	35	30	60	25%	2.5	30	Off-street parking
	Single-family detached dwelling (with central water or sewer)	P	30,000 sf	100	100	25	25	25	50	25%	2.5	30	Signs
	Single-family detached dwelling (with central water and sewer)	P	20,000 sf	75	100	25	25	25	50	25%	2.5	30	Swimming pools accessory to single-family dwelling
	Single-family detached dwelling (with central water and sewer) through transfer of development rights		5,000 sf										Stables accessory to single-family dwelling
	2-family dwelling (without central water or sewer)	SU*	1.5 ac	150	200	50	50	50	100	35%	2.5	30	Keeping of domestic animals as pets
	2-family dwelling (with central water and sewer)	P	40,000 sf	75	100	25	35	25	50	25%	2.5	30	Small-scale solar
	2-family dwelling (with central water and sewer) through transfer of development rights	P	10,000 sf										Other accessory uses customarily incidental to the principal use Micro-home containing 1 residential unit accessory to single-family detached residence and meeting all yard, height and coverage requirements, and subject to adequate wastewater disposal facilities
	Micro-home on individual lot (with central water and sewer)	P	5,000 sf	25	100	25	10	5	10	25%	2	26	
	Micro-homes on common lot	SU	1 ac	75	100	25	25	25	50	25%	2	26	Agritourism
	Agricultural farm operation - non-livestock	P	1 ac	150	200	25	25	25	50	25%	2.5	30	
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10%	2.5	30	
	Public parks and playgrounds	P	5,000 sf	50	50	15	15	15	15	25%	1	15	
	Community facilities, nonemergency	P	20,000 sf	100	150	25	50	30	60	50%	2.5	30	
	Community facilities, emergency	P	20,000 sf	100	150	25	50	30	60	50%	2.5	30	
	Library	P	1 ac	150	200	50	50	50	100	50%	2.5	30	
	Bed-and-breakfast, country inn	SU*	1 ac	100	150	25	35	40	80	25%	2.5	30	
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25%	1	15	
	Restaurant; tavern; bar	SU*	20,000 sf	100	100	25	35	25	50	25%	2.5	30	
	Planned residential development	SU*	25 ac	300	400	100	100	100	200	25%	3.5	40	
	Motel or hotel	SU*	3 ac	200	300	50	75	75	150	35%	2.5	30	
	Golf course	SU	75 ac	400	600	100	200	100	200	15%	2.5	30	
	Elementary schools, community centers	SU*	3 ac	200	300	50	75	75	150	50%	2.5	30	
	Art galleries; museums; antiques; gift shops; artisan shops	SU*	10,000 sf	75	100	25	25	25	50	50%	2.5	30	
	Retail, service commercial, sporting equipment rental including bikes and boats, and office uses (structures shall not exceed 2,000 sf)	SU*	10,000 sf	75	100	25	25	25	50	50%	2.5	30	
	Agribusiness, limited to properties with frontage on Rte. 209	SU	10 ac	200	300	75	75	75	150	35%	2.5	30	
	Mixed use	SU	See § 199-26										
	Large-scale solar	SU		250		100	75	75	150				
	Breweries, cideries, wineries or distilleries	SU		40,000 sf	100	100	25	35	25	25%	2.5	30	

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Use Type:
P = Permitted use.
SU = Special use requiring approval from the Planning Board.

Abbreviations:
sf = square feet
ac = acres

- NOTES:
- For office and research uses, the Planning Board, at its discretion, may approve up to 65% development coverage, provided the applicant submits a stormwater management plan which shall control stormwater by infiltration methods or other best management practices and incorporates water quality protection measures in a manner acceptable to the Planning Board. The Planning Board shall also require appropriate landscaping to mitigate potential visual impacts associated with large expanses of impervious surfaces.
- ¹ Central water and/or sewer must be a Town-endorsed water system and sewer system as defined in § 199-6.
- * In the HC Zone, these special uses are permitted only within a radius of 1,500 feet of the center of the following intersections:
Westbrookville – CR 163 and U.S. Route 209
Summitville - Summitville Road and Mt. Vernon Road
Philipsport - Phillipsport Road and U.S. Route 209
- ** In the NR or LN Zone, these special uses are permitted only on county or state roads and not within a previously approved residential subdivision.