

ZONING

50 Attachment 1

Town of Neversink
Section 50-8, Schedule of District Regulations
[Amended 3-25-1992 by L.L. No. 2-1992; 5-27-1998 by L.L. No. 1-1998; 7-12-206 by L.L. No. 1-2006; 1-23-2008 by L.L. No. 1-2008; 3-24-2010 by L.L. No. 1-2010; 5-14-2014 by L.L. No. 1-2014; 4-8-2015 by L.L. No. 1-2015; 6-10-2015 by L.L. No. 2-2015]

Zone	Description of Permitted Uses			Minimum Requirements						Maximum Requirements	
	Principal Uses	Accessory Uses	Special Uses	Lot Area (acres)	Lot Width (feet)	Yards (feet)				Height (feet)	Coverage (percent)
						Front	Both Sides	Nar-rower Side	Rear		
RC	1. 1-family dwellings 2. Hunting and fishing camps 3. Agriculture, except high-density poultry operations 4. Harvesting of forest products, except clear-cut logging 5. Bed-and-breakfast	1. Garages and carports 2. Tool and storage sheds 3. Private stables 4. Greenhouses not over 500 square feet 5. Farm stands 6. Home occupations and professions 7. Other accessory uses customarily incidental to the principal use of the lot	1. Day-care facilities and nursery schools 2. Greenhouses over 500 square feet 3. Rural retail stores and rural service establishments 4. Antique shops not over 2,500 square feet	5	250	75	100	40	50	35	5
	6. Sawmills, private		5. Veterinarian clinics and kennels			100	200	100	100		
			6. Clubhouses and organizational meeting halls		400						
	7. 2-family dwellings			10	250	75	100	40	50		
			7. Sawmills, commercial	25	500	200	400	200	200		
			8. Mining of sand, stone and gravel		750	300	600	300	300		
			9. Commercial recreational facilities, outdoor								
			10. Campgrounds and recreational vehicle parks	100	1,000						
			11. Outdoor boilers and outdoor furnaces	3		100	100	100	100		
			12. Communication/reception antennas								
			13. Amateur radio communications towers								
						25	25		25		
						25	25		25		
	8. Geothermal heat exchange systems and small solar energy systems	8. Geothermal heat exchange systems and small solar energy systems	14. Large solar energy systems 15. Small wind energy facilities	2		25 plus total height of proposed wind turbines 25 plus total height of proposed wind turbines 25 plus total height of proposed wind turbines	25 plus total height of proposed wind turbines 25 plus total height of proposed wind turbines 25 plus total height of proposed wind turbines				
RR-3	1. RC principal uses 1 and 5 above	1. All accessory uses permitted in the RC Zone	1. RC special uses 1 and 2 above	3	200	60	75	25	50	35	5
	2. 2-family dwellings			6							
			2. Communication/reception antennas								
			3. Amateur radio communications towers								
RR-3 & RR-2	1. RC principal uses 2, 3, and 4 above	1. All accessory uses permitted in the RC Zone	1. RC special use 4 above	3	250	75	100	40	50		
			2. Cemeteries	5		100	200	100	100		
			3. Veterinary clinics and kennels								
			4. Clubhouses and organizational meeting halls		400						
	2. Sawmills, private		5. Sawmills, commercial	15	500	200	400	200	200		
			6. Mining of sand, stone and gravel		750	250	500	250	250		
			7. Commercial recreational facilities, outdoor	60	600	200	400	200	200		
			8. Campgrounds and recreational vehicle parks	100	1,000	300	600	300	300		
			9. Outdoor boilers and outdoor furnaces	3		100	100	100	100		
			10. Communication/reception antennas								
			11. Amateur radio communications towers								
						25	25		25		
						25	25		25		
RR-2	1. RC principal uses 1 and 5 above	1. All accessory uses permitted in the RC Zone		2	200	50	75	25	50	35	10
	2. 2-family dwellings			4							
			1. Communication/reception antennas								
			2. Amateur radio communications towers								
RS	1. RC principal uses 1 and 5 above	1. All accessory uses permitted in the RC Zone	1. RC special uses 1 and 2 above 2. Museums and libraries 3. Barbershops and beauty parlors 4. Professional and business offices and their accessory uses	2	200	50	75	25	50	35	10
			5. RC special uses 3 and 4 above	3	250	75	100	40	50		
	2. RC principal uses 3 and 4 above		6. Cemeteries			100	200	100	100		
	3. 2-family dwellings			4	200	50	75	25	50		
			7. Multiple dwellings	5	400	50	100	50	50		
			8. Auction houses								
			9. Commercial recreation facilities, indoor			100	200	100	100		
			10. Public schools								
			11. Veterinary clinics and kennels		250						
			12. Clubhouses and organizational meeting halls		400						
			13. Commercial recreation facilities, outdoor	20	500	150	300	150	150		
			14. Mobile home parks	25						15	5
			15. Outdoor boilers and outdoor furnaces	3		100	100	100	100		
			16. Communication/reception antennas								
			17. Amateur radio communications towers								
						25	25		25		
						25	25		25		
	4. Geothermal heat exchange systems and small solar energy systems		18. Large solar energy systems 19. Small wind energy facilities	2		25 plus total height of proposed wind turbines 25 plus total height of proposed wind turbines 25 plus total height of proposed wind turbines	25 plus total height of proposed wind turbines 25 plus total height of proposed wind turbines 25 plus total height of proposed wind turbines				
			20. Health spa	100	500	100	100	50	50	35	10

NEVERSINK CODE

Zone	Description of Permitted Uses			Minimum Requirements						Maximum Requirements	
	Principal Uses	Accessory Uses	Special Uses	Lot Area (acres)	Lot Width (feet)	Yards (feet)				Height (feet)	Coverage (percent)
						Front	Both Sides	Nar-rower Side	Rear		
H	1. 1-family dwellings not including mobile homes 2. Bed-and-breakfast 3. Professional and business offices and their accessory uses 4. Day-care facilities and nursery schools 5. Antique shops not over 2,500 square feet 6. Barbershops and beauty parlors 7. Clinics and medical offices`` 8. 2-family dwellings	1. Garages and carports 2. Tool and storage sheds 3. Greenhouses not over 200 square feet 4. Home occupations and professions 5. All accessory uses customarily incidental to the principal use of the lot	1. Greenhouses over 200 square feet 2. Museums and libraries 3. Retail stores and service establishments 4. Restaurants 5. Banks 6. Wholesale storage and warehousing 7. Light industry 8. Essential and emergency services 9. Automotive repair shops	1	100	25	25	10	25	35	25
				2							
			10. Automotive service and gasoline station 11. Funeral homes		200						
			12. Multiple dwellings 13. Building supply 14. Motor vehicle boat and farm equipment sales 15. Hotels 16. Churches 17. Public schools			50	100	50	50		15
			18. Clubhouses and organizational meeting halls		250	100	200	100	100		
			19. Commercial recreation facilities, indoor	5	400						10
			20. Communication/reception antennas								
			21. Amateur radio communications towers								
						25	25		25		
	9. Geothermal heat exchange systems and small solar energy systems	9. Geothermal heat exchange systems and small solar energy systems									