310 Attachment 2

Town of Fallsburg, New York

Schedule I - Table of Use and Bulk Requirements
[Amended 5-11-2010 by L.L. No. 7-2010; 11-14-2022 by L.L. No. 15-2022; 11-20-2023 by L.L. No. 8-2023; 12-18-2023 by L.L. No. 11-2023; 9-30-2025 by L.L. No. 4-2025]

P - Permitted Use
SP - Special Permit Use
NA - Not Applicable
"—" No Requirement

1	Agricultural District AG	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet) Width	Front	Rear	Side, 1	Side, Both	Maximum Lot Coverage *****	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses
District Intent	One-family dwelling	P	10	350	50	50	50	100	10%	1,200 square feet	35		Accessory parking, loading and private garage
	Farm worker housing (two units per farm)	P	10	350	75	50	50	100	10%	750 square feet	35		
To preserve large areas of open space and existing agricultural activities while preserving the right to farm	Agricultural operation - Class 1	P	10	350	75	50	50	100	10%	NA	35	See § 310-4.6	Class 1 and 2 agricultural operations: Greenhouses, barns, silos, tool sheds, outdoor storage, etc., provided any such accessory building is set back at least 150 feet from any lot line
	Agricultural operation - Class 2*	P	10	500	75	100	100	200	10%	NA	35	See § 310-4.6	
	Commercial forestry and timber processing**	P	10	500	100	100	100	200	10%	NA	35		
	Concentrated animal feeding operation****	P	10	500	75	100	100	200	10%	NA	35	See § 310-5.2	
	Hunting and fishing cabins	P	10	350	100	75	75	150	10%	800 square feet	35	See § 310-5.7	
	Public parks and playgrounds	P	10	350	100	75	75	150	10%	NA	35		
	Wildlife and game preserves	P	25	750	100	100	100	200	10%	NA	35		
	Winery, vineyard, distillery, cidery or brewery	P	10	350	100	75	75	150	10%	NA	35		Domestic animals keeping pursuant to § 310-5.2
	Permitted Subject to Site Plan Review												
	Greenhouse - commercial	P	10	350	100	75	75	150	10%	NA	35		Farm stand - temporary
	Home occupation***	P	1/2	350	100	75	75	150	10%	NA	35	See § 310-5.6	Greenhouse for private home use
	House of worship	P	10	350	75	75	75	150	10%	NA	35	See § 310-4.6	Outdoor recreation activities
	Nursery	P	10	350	100	75	75	150	10%	NA	35		Reservoirs and ponds subject to DEC approval
	Hospital or medical diagnosis center/children's comprehensive care center	P	10	350	100	75	75	150	10%	NA	35		Satellite dishes in accordance with § 310-4.7I
	Stables and riding academies	P	10	500	100	100	100	200	10%	NA	35		Signs as regulated by Chapter 234, Signs
	Special Permit Uses Subject to Site Plan Review												Storage of goods, equipment or accessory product
	Agribusiness	SP	10	500	75	100	100	200	10%	NA	35		Storing of not more than 3 boats, trailers or RVs in accordance with § 310-8.1F
	Bed-and-breakfast	SP	10	350	100	75	75	150	10%	1,500 square feet	35	See § 310-6.3B	
	Cemeteries	SP	10	500	200	150	150	300	10%	NA	35		Storage shed
	Kennels	SP	25	1,000	500	500	500	500	20%	NA	35	See § 310-6.3H	Swimming pools in accordance with § 310-4.8
	Public utilities	SP	5	350	100	75	75	150	10%	NA	35		
	Religious Use	SP	10	350	75	75	75	150	10%	NA	35		
	Quarry operations	SP	10	500	200	150	150	300	20%	NA	35	See § 310-6.3L	Other accessory uses customarily incidental to the principal use
	Transmission towers - cellular, radio and TV	SP	10	350	100	75	75	150	10%	NA	See Notes	See § 310-6.3D	
	Veterinary hospital	SP	10	350	100	75	75	150	10%	NA	35	See § 310-6.3O	
	Accessory Structures												In accordance with § 310-4.7 and Article V
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

* Minimum lot size 50 acres for raising hogs.
** Subject to NYSDEC requirements.
*** In accordance with NYS Uniform Building Code.
**** A CAFO shall be a permitted use, not subject to site plan review or special permit use review, only if the subject property is located in a State-Designated Agricultural District pursuant to Article 25AA of the NYS Agriculture and Markets Law.
***** If the site is also located in the Neversink River Overlay, the maximum lot coverage shall not exceed 10%, and a minimum 100-foot undisturbed buffer shall be preserved along the river shoreline, per § 310-29.1.

KEY:
P - Permitted Use
SP - Special Permit Use
NA - Not Applicable
"—" No requirement

2	Recreation District REC	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet) Width	Front	Rear	Side, 1	Side, Both	Maximum Lot Coverage**	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses
District Intent	One-family dwelling, without public sewer	P	3	200	75	50	40	80	10%	1,200 square feet	35		Accessory parking, loading and private garage
	One family dwelling, with public sewer	P	2	200	75	50	40	80	10%	1,200 square feet			Class 1 and 2 agricultural operations:
To conserve open space while allowing for very low density development	Manufactured home	P	3	200	75	50	40	80	10%	1,200 square feet	35		Greenhouses, barns, silos, tool sheds, outdoor
	Agricultural operation - Class 1	P	5	350	75	50	50	100	20%	NA	35	See § 310-4.6	storage, etc., provided any such accessory
	Agricultural operation - Class 2*	P	10	500	75	100	100	200	20%	NA	35	See § 310-4.6	building is set back at least 150 feet from any lot
	Day-care home	P	3	200	75	50	50	100	10%	NA	35		line
	Hunting and fishing cabins	P	3	200	75	50	50	100	10%	600 square feet	35	See § 310-5.7	Domestic animals keeping pursuant to § 310-5.2
	Public parks and playgrounds	P	3	200	75	50	50	100	10%	NA	35		Dormitory, fraternity, sorority house § 310-5.3
	Wildlife and game preserves	P	25	750	100	100	100	200	10%	NA	35		Greenhouse for private home use
	Permitted Subject to Site Plan Review												Outdoor recreation activities
	House of worship	P	3	200	75	50	50	100	10%	NA	35	See § 310-4.6	Reservoirs and ponds subject to DEC approval
	Greenhouse - commercial	P	3	200	75	50	50	100	10%	NA	35		Satellite dishes in accordance with § 310-4.7I
	Home occupation	P	1/2	200	75	50	50	100	10%	NA	35	See § 310-5.6A(1) through (12)	Signs as regulated by Chapter 234, Signs
	Manufactured home parks (w/o public water and sewer)	P	10	750	75	50	50	100	20%	980 square feet,	35	See § 310-5.13	Storage of goods, equipment or accessory product
	Nonprofit organizations	P	3	200	75	50	50	100	10%	NA	35		Storing of not more than 3 boats, trailers or
	Nursery	P	3	200	75	50	50	100	10%	1,500 square feet	35		RV's in accordance with § 310-8.1F
	Nursing homes	P	3	200	75	50	50	100	10%	NA	35		Storage shed
	Stables and riding academies	P	10	500	100	100	100	200	10%	NA	35		Swimming pools in accordance with § 310-4.8
	Winery and vineyard	P	3	200	75	50	50	100	10%	NA	35		Other accessory uses customarily incidental to the principal use
	Special Permit Uses Subject to Site Plan Review												
	Bed-and-breakfast	SP	3	200	75	50	50	100	10%	1,500 square feet	35	See § 310-6.3B	
	Campgrounds - vacation	SP	25	200	200	150	150	300	10%	NA	35	See § 310-6.3N	
	Camps - day	SP	25	200	100	100	100	200	10%	NA	35		
	Religious Camp	SP	25	200	100	100	100	200	10%	NA	35		
	Camps - sleepaway	SP	25	200	100	100	100	200	10%	NA	35		
	Cemeteries	SP	5	350	100	75	75	150	10%	NA	35		
	Colleges and universities	SP	10	500	200	100	100	200	20%	NA	35		
	Commercial recreation facilities	SP	3	200	75	50	50	100	20%	NA	35		
	Day-care center	SP	3	200	75	50	50	100	10%	See Notes	35	See § 310-6.3E	
	Elementary and secondary schools	SP	10	500	200	100	100	200	20%	NA	35		
	Family or group care facilities	SP	3	200	75	50	50	100	10%	See Notes	35	See § 310-6.3F	
	Hotels and resort hotels	SP	10	500	100	100	100	200	20%	250 square	35	See § 310-6.3J	
	Kennels	SP	25	1,000	500	500	500	500	20%	NA	35	See § 310-6.3H	
	Public utilities	SP	3	200	100	100	100	200	20%	NA	NA		
	Religious Use	SP	3	200	75	50	50	100	10%	NA	35		
	Retreat	SP	25	200	200	150	150	300	10%	NA	35		
	Retreat, Religious	SP	25	200	200	150	150	300	10%	NA	35		
	School, Religious	SP	10	500	200	100	100	200	20%	NA	35		
	Transmission towers - cellular, radio and TV	SP	3	200	75	75	75	150	10%	NA	See Notes	See § 310-6.3(D)	
	Veterinary hospital	SP	3	200	75	50	50	100	10%	NA	35	See § 310-6.3(O)	
	Accessory Structures								20%		25		In accordance with § 310-4.7 and Article V
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

NOTES:
* Minimum lot size 50 acres for raising hogs.
** If the site is also located in the Neversink River Overlay, the maximum lot coverage shall not exceed 10%, and a minimum 100-foot undisturbed buffer shall be preserved along the river shoreline, per § 310-29.1.

KEY:
P - Permitted Use
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NA - Not Applicable
"—" No Requirement

3	Residence District R	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet) Width	Front	Rear	Side, 1	Side, Both	Maximum Lot Coverage ***	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses
District Intent To allow for low-medium development	One-family dwelling (with public sewer and water)	P	1/2	100	35	25	20	40	20%	1,200 square feet	35		Accessory parking, loading and private garage Domestic animals keeping pursuant to § 310-5.2 Greenhouse for private home use Outdoor recreation activities Reservoirs and ponds subject to DEC approval Satellite dishes in accordance with § 310-4.71 Signs as regulated by Chapter 234, Signs Storage of goods, equipment or accessory product Storing of not more than 3 boats, trailers or RVs in accordance with § 310-8.1F Storage shed Swimming pools in accordance with § 310-4.8 Other accessory uses customarily incidental to the principal use
	One-family dwelling (w/o public sewer and water)	P	3	200	50	50	40	80	10%	1,200 square feet	35		
	Agricultural operation - Class 1	P	5	350	75	50	50	100	10%	NA	35		
	Day-care home	P	3	200	75	50	50	100	10%	NA	35		
	Public parks and playgrounds	P	3	200	75	50	40	80	10%	NA	35		
	Permitted Subject to Site Plan Review												
	Home occupation**	P	1/2	200	75	50	40	60	10%	NA	35	See § 310-5.6A(1) through (12)	
	Special Permit Uses Subject to Site Plan Review												
	Bed-and-breakfast (w/o public sewer and water)	SP	3	200	75	50	40	80	10%	1,500 square feet	35	See § 310-6.3B	
	Day-care center	SP	3	200	75	50	50	100	10%	NA	35	See § 310-6.3E	
	Duplex development	SP	See § 310-5.30									See § 310-5.30	
	Family or group care facilities	SP	3	200	75	50	50	100	10%	See Notes	35	See § 310-6.3F	
	Hospitals and medical diagnostic centers	SP	3	200	75	50	40	60	10%	NA	35		
	House of worship	SP	3	200	75	50	40	60	10%	NA	35	See § 310-4.6	
	Townhouse development Townhouse unit	SP	10 14,500 square feet	500	150	50	50	100	30%	1,100 square feet - 3 br 950 square feet - 2 br 800 square feet - 1 br	35	See Article XVII	
	Maximum units per townhouse building	NA	NA	NA	NA	NA	NA	NA	NA	7	NA	See § 310-17.3	
	Accessory Structures												In accordance with § 310-4.7 and Article V
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

NOTES:
* The side yard applies to the townhouse structure, not each townhouse unit; refer to townhouse law, Article XVII.
** In accordance with NYS Uniform Building Code.
*** If the site is also located in the Neversink River Overlay, the maximum lot coverage shall not exceed 10%, and a minimum 100-foot undisturbed buffer shall be preserved along the river shoreline, per § 310-29.1.

KEY:
P - Permitted Use
SP - Special Permit Use
NA - Not Applicable
"—" No Requirement

4	Hamlet Residence District HR	Use Type	Minimum Lot Area	Required Setbacks (feet) Width	Front	Rear	Side, 1	Side, Both	Maximum Lot Coverage*	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses
0District Intent To provide areas adjacent to hamlet centers residential use at higher densities	One-family dwelling (with public sewer and water)	P	12,500 sf	100	35	25	10	30	25%	1,200 square feet	35		Accessory parking, loading and private garage Domestic animals keeping pursuant to § 310-5.2 Greenhouse for private home use Outdoor recreation activities Reservoirs and ponds subject to DEC approval Satellite dishes in accordance with § 310-4.7I Signs as regulated by Chapter 234, Signs Storage of goods, equipment or accessory product Storing of not more than 3 boats, trailers or RVs in accordance with § 310-8.1F Storage shed Swimming pools in accordance with § 310-4.8 Other accessory uses customarily incidental to the principal use
	Two-family dwelling	P	25,000 sf	125	35	25	20	50	25%	1,500 square feet	35		
	Family and group care facilities	P	20,000 sf	125	35	25	20	50	25%	See Notes	35	See § 310-6.3(F)	
	Multifamily dwellings (3 and 4 units)	P	37,500 sf	150	35	25	25	50	25%	800 square feet	35		
	Public parks and playgrounds	P	1 acre	200	75	50	40	80	10%	NA	35		
	Permitted Subject to Site Plan Review												
	Home occupation**	P	1/2 acre	200	75	50	40	80	10%	NA	35	See § 310-5.6A(1) through (12)	
	Special Permit Uses Subject to Site Plan Review												
	Adult home, skilled nursing facility or nursing home	P	3 acres	200	75	50	50	100	50%	NA	35		
	Bed-and-breakfast	SP	1 acre	150	50	35	25	50	25%	1,500 square feet	35	See § 310-6.3B	
	Day-care center	SP	1 acre	200	75	50	40	60	10%	NA	35	See § 310-6.3E	
	Duplex development	SP	See § 310-5.30	35	See § 310-5.30								
	Elementary and secondary schools	SP	5 acres	350	100	100	100	200	10%	NA	35		
	Hospital or medical diagnosis center/children's comprehensive care center	P	3 acres	200	75	50	50	100	50%	NA	35		
	Multifamily (more than 4 units)	P	50,000	200	35	25	25	50	25%	800 square feet	35	See § 310-5.14	
	House of worship	SP	1 acre	150	35	25	25	50	50%	NA	35	See § 310-4.6	
	Religious Use	SP	1 Acre	150	50	50	50	100	30%	NA	35		
	School, religious	SP	5 acres	350	100	100	100	200	10%	NA	35		
	Townhouse development*** Townhouse unit	SP	5 acres 12,500 square feet	350	50	50	50	100	30%	1,100 square feet - 3 br 950 square feet - 2 br 800 square feet - 1 br	NA	Article XVII	
	Maximum units per townhouse structure	NA	NA	NA	NA	NA	NA	NA	7	NA			
	Accessory Structures												In accordance with § 310-4.7 and Article V
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

NOTES:
* If the site is also located in the Neversink River Overlay, the maximum lot coverage shall not exceed 10%, and a minimum 100-foot undisturbed buffer shall be preserved along the river shoreline, per § 310-29.1.
** In accordance with NYS Uniform Building Code.
*** The side yard applies to the townhouse structure, not each townhouse unit; refer to townhouse law, Article XVII.

KEY:
P - Permitted Use
SP - Special Permit Use
NA - Not Applicable
"—" No Requirement

5	Business District B	Use Type	Minimum Lot Area	Required Setbacks (feet) Width	Front	Rear	Side, 1	Side, Both	Maximum Lot Coverage*	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses
District Intent	Public parks and playgrounds	P	3 acres	200	75	50	50	100	10%	NA	35		Accessory parking, loading and private garage
	Living-over-the-store dwelling	P	NA	NA	NA	NA	NA	NA	NA	800 square feet	35		Bus stops and taxi stands
To provide for the development of small commerce to serve the traveling public as well as the local residents	**Permitted Subject to Site Plan Review**												Fuel storage tank pursuant to § 310-5.25
	Artist gallery or artist studio	P	10,000 sf	—	35	25	10	20	75%	NA	35		Keeping of not more than 3 household pets or domestic animals
	Automobile sales and service	P	10,000 sf	—	35	25	20	40	75%	NA	35		Signs as regulated by Chapter 234, Signs
	Fitness center or gymnasium	P	10,000 sf	—	35	25	10	20	75%	NA	35		Other accessory uses customarily incidental to the principal use
	Funeral home	P	10,000 sf	—	35	25	10	20	75%	NA	35		
	Greenhouses	P	10,000 sf	—	35	25	20	40	75%	NA	35	See § 310-4.6	
	Home occupation	P	1/2 acre	—	35	25	10	20	25%	NA	35	See § 310-5.6A(1) through (12)	
	House of worship	P	10,000 sf	—	35	25	10	20	25%	NA	35		
	Lumber yards	P	10,000 sf	—	35	25	10	20	75%	NA	35		
	Nursery	P	10,000 sf	—	35	25	20	40	75%	NA	35		
	Personal service establishment	P	10,000 sf	—	35	25	10	20	75%	NA	35		
	Pharmacy	P	10,000 sf	—	35	25	10	20	75%	NA	35		
	Professional office	P	10,000 sf	—	35	25	10	20	75%	NA	35		
	Public utilities	P	10,000 sf	—	75	50	50	100	50%	NA	35	See § 310-4.6	
	Restaurants and drinking establishments	P	10,000 sf	—	35	25	10	20	75%	NA	35		
	Retail store	P	10,000 sf	—	35	25	10	20	70%	NA	35		
	Retail shopping center	P	10,000 sf	—	35	25	20	40	75%	NA	35		
	Special Permit Uses Subject to Site Plan Review												
	Agribusiness	SP	10,000 sf	—	35	25	10	20	70%	NA	35		
	Banks	SP	10,000 sf	—	35	25	10	20	75%	NA	35	See § 310-6.3A	
	Bed-and-breakfast	SP	10,000 sf	—	35	25	20	40	75%	1,500 sf	35	See § 310-6.3B	
	Car wash	SP	10,000 sf	—	35	25	20	40	75%	NA	35	See § 310-6.3C	
	Commercial recreation facilities	SP	10,000 sf	—	35	25	20	40	75%	NA	35		
	Day-care center	SP	10,000 sf	—	35	25	20	40	75%	NA	35	See § 310-6.3E	
	Elementary and secondary schools	SP	5 acres	350	100	100	100	200	10%	NA	35		
	Family and group care facilities	SP	10,000 sf	—	35	25	20	40	75%	NA	35	See § 310-6.3F	
	Gasoline service stations/repair garage	SP	10,000 sf	—	35	25	20	40	75%	NA	35	See § 310-6.3G	
	Hospitals and medical diagnostic centers	SP	10,000 sf	—	35	25	10	20	75%	NA	35		
	Hotels	SP	5 acres	350	100	100	100	200	75%	250 sf/room	35	See § 310-6.3J	
	Religious Use	SP	10,000 sf	■	35	25	10	20	25%	NA	35		
	School, religious	SP	5 Acres	350	100	100	100	200	10%	NA	35		
	Self-storage facilities	SP	10,000 sf	—	200	100	100	200	75%	NA	35	See § 310-6.3M	
	Theaters, other than drive-in	SP	10,000 sf	—	35	25	10	20	75%	NA	35		
	Transmission towers - cellular, radio and TV	SP	10,000 sf	—	35	25	20	40	50%	NA	See Notes	See § 310-6.3D	
	Veterinary hospitals	SP	10,000 sf	—	35	25	20	40	75%	NA	35	See § 310-6.3O	
	Warehouse	SP	10,000 sf	—	35	25	20	40	75%	NA	35		
	Accessory Structures												In accordance with § 310-4.7 and Article V
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

NOTES:
* If the site is also located in the Neversink River Overlay, the maximum lot coverage shall not exceed 10%, and a minimum 100-foot undisturbed buffer shall be preserved along the river shoreline, per § 310-29.1.

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P - Permitted Use
SP - Special Permit Use
NA - Not Applicable
"—" No Requirement

6	Mixed-Use District - MX	Use Type	Minimum Lot Area	Required Setbacks (feet) Width	Front	Rear	Side, 1	Side, Both	Maximum Lot Coverage*	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses
District Intent			See Notes									All existing vacant parcels in the MX District shall be buildable	Accessory parking, loading and private garage Bus stops and taxi stands Domestic animals keeping pursuant to § 310-5.2 Fuel storage tank pursuant to § 310-5.25 Signs as regulated by Chapter 234, Signs Other accessory uses customarily incidental to the principal use
To provide for a mix of commercial and residential land uses within the hamlet centers	One-family dwelling (with public sewer and water)	P	12,500 sf	100	35	25	10	30	25%	1,200 sf	35		
	Artist gallery or artist studio	P	—	—	—	10	—	—	80%	850 sf	35		
	Artist live/work units	P	—	—	—	10	—	—	80%	850 sf	35	No residential on first floor of mixed-use buildings	
	Living-over-the-store dwelling	P	—	—	—	10	—	—	80%	1,000 sf	35		
	Public parks and playgrounds	P	—	—	—	10	—	—	50%	NA	35		
	Permitted Subject to Site Plan Review												
	Fitness center or gymnasium	P	—	—	—	10	—	—	80%	NA	35		
	Home occupation	P	1/2 acre	—	—	25	—	—	80%	NA	35	See § 310-5.6	
	House of worship	P	—	—	—	10	—	—	80%	NA	35	See § 310-4.6	
	Personal service establishment	P	—	—	—	10	—	—	80%	NA	35		
	Pharmacy	P	—	—	—	10	—	—	80%	NA	35		
	Printing and publishing	P	—	—	—	10	—	—	80%	NA	35		
	Professional offices	P	—	—	—	10	—	—	80%	NA	35		
	Restaurants and drinking establishments	P	—	—	—	10	—	—	80%	NA	35		
	Retail establishments	P	—	—	—	10	—	—	80%	NA	35		
	Theaters	P	—	—	—	10	—	—	80%	NA	35		
	Special Permit Uses Subject to Site Plan Review												
	Banks	SP	—	—	—	10	—	—	80%	NA	35	See § 310-6.3A	
	Bed-and-breakfast	SP	—	—	—	10	—	—	80%	1,500 sf	35	See § 310-6.3B	
	Elementary and secondary schools	SP	—	—	—	10	—	—	80%	NA	35		
	Fuel storage < 500 gallons for permitted use	SP	—	—	—	10	—	—	80%	NA	35		
	Outdoor cafe	SP	—	—	—	10	—	—	80%	NA	NA	See § 310-5.18	
	Public utilities	SP	—	—	—	10	—	—	80%	NA	35		
	Religious Use	SP	—	—	—	10	—	—	80%	NA	35		
	School, religious	SP	—	—	—	10	—	—	80%	NA	35		
	Telecommunications companies	SP	—	—	—	10	—	—	80%	NA	35		
	Townhouse development	SP	NA	NA	5	10	10	20	80%	1,100 square feet - 3 br 950 square feet - 2 br 800 square feet - 1 br	35	See Article XVII	
	Maximum units per townhouse structure	NA	NA	NA	NA	NA	NA	NA	NA	7	NA		
	Accessory Structures												In accordance with § 310-4.7 and Article V
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

NOTES: If the site is also located in the Neversink River Overlay, the maximum lot coverage shall not exceed 10%, and a minimum 100-foot undisturbed buffer shall be preserved along the river shoreline, per § 310-29.1.

KEY:
P - Permitted Use
SP - Special Permit Use
NA - Not Applicable
"—" No Requirement

7	Neighborhood Business District - NB	Use Type	Minimum Lot Area	Required Setbacks (feet) Width	Front	Rear	Side, 1	Side, Both	Maximum Lot Coverage*	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses
District Intent	Public parks and playgrounds	P	—	—	35	20	10	20	25%	NA	35		Accessory parking, loading and private garage Bus stops and taxi stands Domestic animals keeping pursuant to § 310-5.2 Fuel storage tank pursuant to § 310-5.25 Signs as regulated by Chapter 234, Signs Other accessory uses customarily incidental to the principal use
To provide areas for the development of small commerce in harmony with adjacent residential neighborhoods	**Permitted Subject to Site Plan Review**												
	Artist gallery or artist studio	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Fitness center or gymnasium	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Funeral home	P	10,000 sf	—	35	20	10	20	25%	NA	35		
	Greenhouse - commercial	P	10,000 sf	—	35	20	10	20	25%	NA	35		
	Home occupation	P	1/2 acre	—	35	20	10	20	25%	NA	35	See § 310-5.6	
	House of worship	P	10,000 sf	—	35	20	10	20	25%	NA	35	See § 310-4.6	
	Nonprofit organizations	P	10,000 sf	—	35	20	10	20	25%	NA	35		
	Nursery	P	10,000 sf	—	35	20	10	20	25%	NA	35		
	Personal service establishment	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Pharmacy	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Professional office	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Retail store	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Restaurants and drinking establishments	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Special Permit Uses Subject to Site Plan Review												
	Banks	SP	10,000 sf	—	35	20	10	20	50%	NA	35	See § 310-6.3A	
	Bed-and-breakfast	SP	10,000 sf	—	35	20	10	20	25%	1,500 sf	35	See § 310-6.3B	
	Day-care center	SP	10,000 sf	—	50	20	20	40	25%	NA	35	See § 310-6.3E	
	Elementary and secondary schools	SP	10,000 sf	—	35	20	20	40	25%	NA	35		
	Religious Use	SP	10,000 sf	—	35	20	10	20	25%	NA	35		
	School, Religious	SP	10,000 sf	—	35	20	20	40	25%	NA	35		
	Accessory Structures												In accordance with § 310-4.7 and Article V
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

NOTES:
* If the site is also located in the Neversink River Overlay, the maximum lot coverage shall not exceed 10%, and a minimum 100-foot undisturbed buffer shall be preserved along the river shoreline, per § 310-29.1.

KEY:
P - Permitted Use
SP - Special Permit Use
NA - Not Applicable
"—" No Requirement

8	Industrial District - I	Use Type	Minimum Lot Are (acres)	Required Setbacks (feet) Width	Front	Rear	Side, 1	Side, Both	Maximum Lot Coverage*	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses
District Intent	Agricultural operation - Class 1	P	5	350	75	50	50	100	10%	NA	35	See § 310-4.6	Accessory parking, loading and private garage
	Permitted Subject to Site Plan Review												Bus stops and taxi stands
To provide areas for the development of light industry and associated commerce in locations where development will not be in conflict with residential land uses	ATV, motorcycle and snowmobile racing and practice tracks	P	10	250	100	75	75	150	—	—	35		Gatehouse quarters or watchman's quarters
	Automobile and machinery repair shops	P	1	200	75	50	50	100	40%	NA	40		Fuel storage tank pursuant to § 310-5.25
	Automobile sales and service	P	1	200	75	50	50	100	40%	NA	40		Home occupations pursuant to § 310-5.6 for preexisting, nonconforming residential use properties subject to special permit
	Farm/contractor equipment sales and service	P	1	200	75	50	50	100	40%	NA	40		Office and showroom accessory to principal use
	Fitness	P	1	200	75	50	50	100	40%	NA	40		Signs as regulated by Chapter 234, Signs
	Funeral Home	P	1	200	75	50	50	100	40%	NA	40		Other accessory uses customarily incidental to the principal use.
	Greenhouse - commercial	P	1	200	75	50	50	100	40%	NA	40		
	Lumber yard	P	1	200	75	50	50	100	40%	NA	40		
	Home sales lot	P	1	200	75	50	50	100	20%	NA	40		
	Outdoor storage of machinery and equipment	P	1	200	75	50	50	100	40%	NA	40		
	Plumbing supplies	P	1	200	75	50	50	100	40%	NA	40		
	Printing and publishing	P	1	200	75	50	50	100	40%	NA	40		
	Professional office	P	1	200	75	50	50	100	40%	NA	40		
	Restaurant and drinking establishments	P	1	200	75	50	50	100	40%	NA	40		
	Retail	P	1	200	75	50	50	100	40%	NA	40		
	Retail Shopping	P	1	200	75	50	50	100	40%	NA	40		
	Theater, drive-in	P	10	500	200	100	100	200	40%	NA	40		
	Special Permit Uses Subject to Site Plan Review												
	Agribusiness	SP	3	200	75	50	50	100	40%	NA	40		
	Agricultural industry	SP	3	200	75	50	50	100	40%	NA	40		
	Baking plant	SP	1	200	75	50	50	100	40%	NA	40		
	Bank	SP	1	200	75	50	50	100	40%	NA	40		
	Bulk fuel storage and distribution	SP	1	200	75	50	50	100	40%	NA	40		
	Car wash	SP	1	200	75	50	50	100	40%	NA	40	See § 310-6.3C	
	Distribution center	SP	1	200	75	50	50	100	40%	NA	40		
	Freight and trucking terminal	SP	1	200	75	50	50	100	40%	NA	40		
	Gasoline service stations/repair garages	SP	1	200	75	50	50	100	40%	NA	40	See § 310-6.3G	
	Hospitals and medical diagnostic services	SP	1	200	75	50	50	100	40%	NA	40		
	Kennels	SP	25	1,000	500	500	500	500	40%	NA	40	See § 310-6.3H	
	Light industrial offices	SP	3	200	75	50	50	100	40%	NA	40	See § 310-6.3K	
	Light industrial and manufacturing	SP	3	200	75	50	50	100	40%	NA	40	See § 310-6.3K	
	Public utilities	SP	3	200	100	100	100	200	40%	NA	40		
	Public utility generating plants	SP	25	750	100	100	100	200	20%	NA	40		
	Quarry operations	SP	10	500	200	150	150	300	20%	NA	40	See § 310-6.3L	
	Recycling facility	SP	3	200	75	75	75	150	40%	NA	40		
	Research laboratories and related offices	SP	3	200	75	50	50	100	40%	NA	40		
	Sanitation operation	SP	3	200	75	75	75	150	40%	NA	40		
	Self-storage facilities	SP	3	200	200	100	100	200	40%	NA	35	See § 310-6.3M	
	Storage and processing of scrap metal	SP	3	200	75	75	75	150	40%	NA	40	No smelting	
	Transmission towers - cellular, radio and TV	SP	3	200	75	50	50	100	20%	NA	See Notes	See § 310-6.3O	
	Veterinary hospital	SP	1	200	75	50	50	100	40%	NA	40	See § 310-6.3D	
	Warehouse	SP	1	200	75	50	100	100	40%	NA	40		
	Accessory Structures												In accordance with § 310-4.7 and Article V
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

NOTE:
* If the site is also located in the Neversink River Overlay, the maximum lot coverage shall not exceed 10%, and a minimum 100-foot undisturbed buffer shall be preserved along the river shoreline, per § 310-29.1.

KEY:
P - Permitted Use
SP - Special Permit Use
NA - Not Applicable
"—" No Requirement

9	Planned Resort Development - PRD	Use Type	Minimum Lot Area (acres)**	Required Setbacks (feet) Width	Front	Rear	Side, 1	Side, Both	Minimum Floor Area	Maximum Height (feet)	Notes	Minimum Required Parking Spaces	Accessory Uses
District Intent To facilities proper development on large tracts by fostering continuance of existing uses, while encouraging adaptive reuse and innovative mixed use, compatible with the rural character of the Town of Fallsburg	**Permitted Uses (Residential)**												Accessory parking, loading and private garage Day-care center Domestic animals keeping pursuant to § 310-5.2 Dormitory, fraternity, sorority house § 310-5.3 Greenhouse for private home use Home occupation pursuant to § 310-5.6 Outdoor recreation facilities Public assembly Reservoirs and ponds subject to DEC approval Satellite dishes in accordance with § 310-4.7I Signs as regulated by Chapter 234, Signs Storage of goods, equipment or accessory product Storing of not more than 3 boats, trailers or RVs Storage shed Swimming pools in accordance with § 310-4.8 Theaters - indoor Utility structures Warehousing Other accessory uses customarily incidental to the principal use
	One-family dwellings	P	0.75	125	150	25	25	50	1,200 sf	35	See Notes	§ 310-8.1G	
	Two-family dwellings	P	1.5	125	150	25	**25**	50	1,200 sf	35	See Notes	§ 310-8.1G	
	Permitted Subject to Site Plan Review												
	Banquet facilities	P	2	200	75	75	75	150	NA	45		1 space per 4 seats	
	Colleges and universities	P	10	500	200	150	150	300	10%	35		§ 310-8.1G	
	Commercial recreational facilities	P	10	500	200	150	150	300	10%	35		§ 310-8.1G	
	Conference center	P	10	500	200	150	150	300	10%	45	1 space per 4 seats		
	Golf course	P	50	750	100	100	100	200	NA	35		§ 310-8.1G	
	House of worship	P	10	125	50	25	25	50	10%	45	See § 310-4.6	§ 310-8.1G	
	Personal service establishments	P	1	125	50	25	25	50	NA	35	Accessory to hotel	§ 310-8.1G	
	Professional office	P	1	125	50	25	25	50	NA	35		§ 310-8.1G	
	Retail	P	1	125	50	25	25	50	NA	35	Accessory to hotel	§ 310-8.1G	
	Restaurants	P	1	125	50	25	25	50	NA	35	Accessory to hotel	§ 310-8.1G	
	Retreat	P	10	500	200	150	150	300	10%	45	See § 310-6.3R	§ 310-8.1G	
	Retreat, religious	P	10	500	200	150	150	300	10%	45			
	Special Permit Uses (Residential)												
	Townhouse development	SP	10	300	150	50	50	100	1,100 square feet–3 br 950 square feet–2 br 800 square feet–1 br	35	Article XVII		
	Maximum units per townhouse structure	NA	NA	NA	NA	NA	NA	NA	7	NA			
	Special Permit Uses (Nonresidential)												
	Hotels and resort hotels	SP	10	500	200	150	150	300	250 sf/room	45		§ 310-8.1G	
	Religious Use	SP	10	125	50	25	25	50	10%	45			
	Accessory Structures												In accordance with § 310-4.7 and Article V
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

NOTES:
The location of residential units within a Planned Resort Development District shall not be restricted to the Town water or sewer district boundaries, provided all units are served with public and/or central water and sewer.
* New planned resort developments shall require site plan review by the Planning Board. Existing resort developments shall only require site plan review for those actions that require site plan review in accordance with Article VII of this chapter.
** If the site is also located in the Neversink River Overlay, the maximum lot coverage shall not exceed 10%, and a minimum 100-foot undisturbed buffer shall be preserved along the river shoreline, per § 310-29.1.