

## ZONING

### 200 Attachment 2

#### **ZONING DISTRICT: LC 25/45 Land Conservation**

#### **§ 200-14. SCHEDULE OF USE REGULATIONS**

| <b>Density</b>                                                                                                                                                                                          | <b>Purpose</b>                                                                                                       | <b>Permitted Uses</b>                                                                                                                                                                                  | <b>Permitted Accessory Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Conservation zones are divided into two different densities; LC-45 where one principal building is allowed for every 45 acres and LC-25 where one principal building is allowed for every 25 acres | To restrict development to very low densities in areas having serious physical limitations or unique characteristics | <ol style="list-style-type: none"> <li>1. Hunting/fishing, camps under 500 s.f. <b>[Amended 2-20-1997]</b></li> <li>2. Forestry uses</li> <li>3. Agricultural uses excluding any residences</li> </ol> | <ol style="list-style-type: none"> <li>1. Barns</li> <li>2. Stables</li> <li>3. Garage for up to three vehicles</li> <li>4. Storage sheds</li> <li>5. Dock</li> <li>6. Boat storage</li> <li>7. Swimming pools and tennis courts</li> <li>8. Greenhouse up to 750 s.f.</li> <li>9. Amusement device facility when associated with any of the following principal uses: campgrounds; motels; inns; rooming houses; and tourist accommodations including motels and hotels <b>[Added 6-6-1995; amended 2-20-1997]</b></li> <li>10. Accessory structure less than 1,500 s.f. of floor space <b>[Added 10-3-2000]</b></li> </ol> |

#### **Type I – Uses Permitted by Site Plan Review [Amended 4-6-2010 by L.L. No. 1-2010; 1-8-2019 by L.L. No. 2-2019]**

1. Open space recreation
2. Waste disposal areas
3. Sawmills
4. Group camps
5. Campgrounds in excess of 50 sites
6. Ski centers
7. Mineral and gravel extraction
8. Any development within 100 feet of any stream, river, lake, pond, swamp or wetland
9. Any structure over 35 feet in height
10. All land uses within ¼ mile of the Schroon River
11. All land uses within 150 feet of the Adirondack Northway
12. Timber harvesting involving the clearcutting of any area greater than 25 acres

#### **Type II - Uses Permitted by Site Plan Review [Added 2-20-1997; 2-23-1999; 10-3-2000; 1-8-2019 by L.L. No. 2-2019]**

1. Single-family dwellings
2. Stream crossings for motor vehicles
3. Game preserves
4. Hunting and fishing cabins over 500 s.f.

## BOLTON CODE

5. Sportsman clubs and firing ranges
6. Campgrounds involving fewer than 50 sites
7. Timber harvesting involving the clearcutting of an area greater than one acre on one parcel
8. Commercial boat storage, not visible from the public right-of-way\*\*\*
9. Boathouse
10. Forestry use structure
11. Accessory structure containing more than 1,500 s.f. of floor space
12. Columbariums when used as an accessory use within a cemetery or upon real property owned by a religious corporation upon which a house of worship or associated structures are situated or a cemetery maintained

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### § 200-15. SCHEDULE OF AREA, BULK AND HEIGHT REGULATIONS

| MINIMUM LOT SIZE |            |            | MINIMUM SETBACKS |           |      |          | SHORELINE RESTRICTIONS |                |              |                        |                         |
|------------------|------------|------------|------------------|-----------|------|----------|------------------------|----------------|--------------|------------------------|-------------------------|
| Area (acre)      | Width (ft) | Depth (ft) | Front            | SC* Front | Rear | One Side | Total Side             | Min. Lot Width | Setback (ft) | Max. % of Lot Occupied | Max. Bldg Height** (ft) |
| LC-25            |            |            |                  |           |      |          |                        |                |              |                        |                         |
| 5                | 400        | 500        | 50               | 100       | 50   | 50       | 100                    | 400            | 100          | N/A                    | 35                      |
| LC-45            |            |            |                  |           |      |          |                        |                |              |                        |                         |
| 5                | 400        | 500        | 50               | 100       | 50   | 50       | 100                    | 400            | 100          | N/A                    | 35                      |

\* SC Front Yard: Front yard setbacks along scenic corridors. See § 200-19 for this designation

\*\* The maximum overall length of any side of any building is 120 feet in all zones. The length is to be determined by placing a 120-foot square overlay of any building.  
**[Amended 2-20-1997]**

\*\*\* Setback requirements for boat storage shall be twice that required in the above regulations for other uses