

ZONING

200 Attachment 3

ZONING DISTRICT: RR 5/10 Rural Residential

§ 200-14. SCHEDULE OF USE REGULATIONS

Density	Purpose	Permitted Uses	Permitted Accessory Uses
Rural Residential zones are divided into two different densities; RR-10 where one principal building is allowed for every 10 acres and RR-5 where one principal building is allowed for every 5 acres	To enhance the subsistent rural character of Bolton and the lifestyles of its peoples; steep slopes, river basins, limited soils and limited access to hamlet areas make intense development difficult and expensive to service, warranting low-density restrictions.	1. Detached single-family residence 2. Agricultural uses 3. Forestry uses 4. Hunting/fishing camps under 300 s.f.	1. Garage for up to three vehicles 2. Storage shed 3. Barn 4. Greenhouse up to 500 s.f. 5. Swimming pools and tennis courts 6. Boat storage 7. Guest cottage 8. Amusement device facility when associated with any of the following principal uses: campgrounds; motels; inns; rooming houses; and tourist accommodations including motels and hotels [Added 6-6-1995; amended 2-20-1997] 9. Accessory structure less than 1,500 s.f. of floor space [Added 10-3-2000]

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

1. Commercial/agricultural service uses
2. Sawmills, chipping or pallet mills
3. Industrial uses
4. All land uses within ¼ mile of Schroon River, except agricultural and open space recreational uses
5. All land uses within 150 feet of the Adirondack Northway, except agricultural and open space recreational uses
6. Timber harvesting involving the clear-cutting of any area greater than 25 acres
7. Commercial or agricultural service uses more than 2,500 s.f.
8. Ski centers

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

1. Mobile homes
2. Campgrounds and group camps
3. Mineral and gravel, sand extractions
4. Dog kennels and riding stables
5. Multiple-family dwellings
6. Cultivation of five or more acres

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7. The following home occupations are intended for the home occupant and must be judged by the Planning Board to be incidental to residential use:
 - a) Office space up to 500 square feet including doctor, dentist, lawyer, architect, engineer, surveyor or similar professional as determined by the Planning Board
 - b) Real estate office, beautician, up to 500 s.f.
 - c) Mail order business or computer-related business up to 500 s.f.
8. Wood and metal fabrication, enclosed, at up to 750 s.f.
9. Automobile repair, fully enclosed, up to 750 s.f. with outside storage of vehicles not visible from public right-of-way or water body
10. Contractors' office up to 500 s.f. with equipment storage not visible from a public right-of-way
11. Portable stand for sale of commodities, plant, produce, up to 100 s.f.
12. Timber harvesting involving the clearcutting of an area greater than one acre on one parcel
13. Commercial boat storage not visible from the public right-of-way****
14. Indoor boat maintenance facility, less than 2,500 s.f., not visible from the public right-of-way
15. Cottage industries less than 2,500 s.f.
16. Accessory structure containing more than 1,500 s.f. of floor space
17. 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

ZONING

§ 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)
RR-5											
2	250	300	50	100	50	30	60	250	100	N/A	35
RR-10											
2	250	300	50	100	50	30	60	250	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]

*** Residential Detached Units: 20,000 s.f. per principal building

Condominium/Cooperative: 20,000 s.f. per principal unit

Apartments: 7,500 s.f. per principal unit

Commercial Uses: 5,000 s.f. per building

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