

ZONING

200 Attachment 4

ZONING DISTRICT: RL 3 Residential Low Density

§ 200-14. SCHEDULE OF USE REGULATIONS

Density	Purpose	Permitted Uses	Permitted Accessory Uses
Residential Low Density zones allow one principal building for every three acres	To enhance the natural setting of traditional low-density residential areas of Bolton; gentle slopes, tolerant soils and good access to hamlet areas are characteristic of this zone	1. Detached single-family residence 2. Hunting/fishing camps under 300 s.f. for seasonal use only	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 [Amended 1-8-2019 by L.L. No. 2-2019]

1. Timber harvesting involving the clearcutting of more than 25 acres
2. Sawmills, chipping mills, pallet mills, and similar wood-using facilities
3. Commercial or agricultural service uses involving more than 2,500 s.f. in APA Rural Use areas and more than 5,000 s.f. in APA Low Intensity Use areas
4. Multifamily dwellings of 35 or more units in the Low Intensity Use area
5. Multifamily dwellings of 20 or more units in the Rural Use land use area

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. Sand and gravel extractions
2. Timber harvesting of an area greater than one acre on one parcel
3. Cultivation of more than five acres
4. Agricultural use

BOLTON CODE

5. The following home occupations are intended for the home occupant and must be judged by the Planning Board to be incidental to the residential use:
 - a) Offices including doctor, dentist, lawyer, architect, engineer, surveyor, occupying up to 500 s.f.
 - b) Real estate office, beautician, up to 500 s.f.
 - c) Mail order business, computer-related business, up to 500 s.f.
6. Wood and metal fabrication, enclosed, up to 750 s.f.
7. Automobile repair, fully enclosed, up to 750 s.f. with outside storage of one motor vehicle, not visible from the public right-of-way
8. Contractor's office up to 500 s.f. with equipment storage not visible from a public right-of-way
9. Portable stand for sale of commodities, plants, produce, up to 100 s.f.
10. Commercial boat storage less than 2,500 s.f. in APA Rural Use areas and less than 5,000 s.f. in APA Low Intensity Use areas, not visible from the public right-of-way or lake***
11. Indoor boat maintenance facility less than 2,500 s.f. in APA Rural Use areas and less than 5,000 s.f. in APA Low Intensity Use areas, not visible from the public right-of-way or lake
12. Multiple-family dwellings or projects, including condominiums and cooperatives
13. Accessory structure containing more than 1,500 s.f. of floor space
14. 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 [Amended 10-2-2001 by L.L. No. 2-2001]

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)
RL-3											
1	175	200	50	75	20	20	40	210	75	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
- + Individual townhouse units shall not be subject to the above minimum lot size, minimum setbacks, minimum shoreline restrictions or percent of lot coverage so long as the overall structure in which the townhouse unit is situated complies with the above area and bulk regulations. [Added 7-5-2023 by L.L. No. 6-2023]