

ZONING

200 Attachment 5

ZONING DISTRICT: RCL 3 Residential-Commercial Low Density

§ 200-14. SCHEDULE OF USE REGULATIONS

Density	Purpose	Permitted Uses	Permitted Accessory Uses
Residential-Commercial Low Density zones allow one principal building for every three acres	To enhance the unique character of Bolton's lower density shoreline neighborhoods combining residential uses, commercial uses, motels, etc., with existing uses of the same type	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. Boathouse 4. Swimming pools and tennis courts 5. Dock 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. Commercial or agricultural service uses involving more than 2,500 s.f.
2. Tourist accommodations
3. Multifamily dwellings of 35 or more units

Type II - Uses Permitted by Site Plan Review [Amended 12-1-1992; 2-20-1997; 2-23-1999; 10-3-2000; 1-8-2019 by L.L. No. 2-2019]

1. Tourist accommodations including motels and cottage colonies

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2. Multiple-family dwellings or projects including condominiums/cooperatives
3. Commercial uses involving less than 5,000 s.f.
 - a. Restaurants serving customers seated at tables
 - b. Professional offices
 - c. Real Estate, beautician, barber
 - d. Mail order business, computer-related business
 - e. Commercial boat storage, not visible from public right-of-way or lake***
 - f. Indoor boat maintenance facility, not visible from the public right-of-way
4. Group camps, organized recreation camps
5. Projects involving clustering of buildings on shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as described in the Shoreline Restrictions (§ 200-37)
6. Any land use including permitted uses and permitted accessory uses proposed within 250 feet of the Lake George shoreline
7. Agricultural use
8. Accessory structure containing more than 1,500 s.f. of floor space
9. 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)
RCL-3											
1	175	200	50	75	30	30	60	175	75	15****	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
- **** **[Amended 2-20-1997]**
- + 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]**