

ZONING

200 Attachment 6

ZONING DISTRICT: RIL 3 Residential-Industrial Low Density

§ 200-14. SCHEDULE OF USE REGULATIONS

Density	Purpose	Permitted Uses	Permitted Accessory Uses
Residential-Industrial Low Density zones allow one principal building for every three acres	To provide opportunities for industrial development accessible to the Adirondack Northway and in harmony with the surrounding low density residential areas of Bolton	1. Detached single-family residence 2. Agricultural use	1. Garage 2. Storage buildings 3. Barn 4. Greenhouses 5. Boat storage 6. Swimming pools and tennis courts 7. 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] 8. Accessory structure less than 1,500 s.f. of floor space [Added 10-3-2000]

Type I – Uses Permitted by Site Plan Review [Amended 5-4-2004 by L.L. No. 2-2004; 1-8-2019 by L.L. No. 2-2019]

1. All uses within 1/4 mile of the Schroon River, except agricultural and open space recreational uses
2. Commercial or agricultural service uses in excess of 2,500 s.f.
3. Timber harvesting involving clearcutting in excess of 25 acres
4. Industrial uses including light manufacturing, warehousing, sawmills, chipmills, etc.
5. Tourist accommodations of 20 or more units
6. Adult entertainment business

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. Tourist accommodations
2. Campgrounds
3. Group camps
4. Commercial or agricultural service uses involving less than 2,500 s.f.
5. Sand and gravel extractions
6. Commercial boat storage involving less than 2,500 s.f., not visible from the public right-of-way***
7. Indoor boat maintenance facility involving less than 2,500 s.f., not visible from the public right-of-way

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8. Multiple-family dwellings
9. Timber harvesting of an area greater than one acre on one parcel
10. Accessory structure containing more than 1,500 s.f. of floor space
11. 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 [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)
RIL-3											
1	175	200	50	75	30	30	60	210	75***	35*****	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]
- *** Shoreline setback from Schroon River is 150 feet
- **** 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]