

ZONING

200 Attachment 7

ZONING DISTRICT: RM 1.3 Residential Medium Density

§ 200-14. SCHEDULE OF USE REGULATIONS

Density	Purpose	Permitted Uses	Permitted Accessory Uses
Residential-Medium Low Density zones allow one principal building for every 1.3 acres	To protect and enhance the character of Bolton's suburban neighborhoods	1. Detached single-family residence	1. Garage for up to three vehicles 2. Storage shed 3. Boat storage 4. Boathouse 5. Swimming pools and tennis courts 6. Dock 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 uses involving more than 10,000 s.f.
2. Motels, inns and rooming houses involving more than 75 units
3. Multifamily dwellings
4. Tourist accommodations of 75 or more units

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

1. Multiple-family dwellings
2. Motels, inns and rooming houses involving less than 75 units
3. Projects involving the 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 § 200-37
4. Greenhouses up to 300 s.f.
5. Home occupations incidental to the residential use including:
 - a. Offices including doctor, dentist, lawyer, architect, engineer, surveyor, occupying up to 500 s.f.
 - b. Real estate or beautician's office/shop occupying up to 500 s.f.
 - c. Mail order business, computer-related business occupying up to 500 s.f.
6. Commercial boat storage less than 10,000 s.f., not visible from the public right-of-way will require two times the setback and lot size requirements of this zone****
7. The removal of natural vegetation including grass from an area greater than 2,500 s.f. over and above that area defined in a building permit

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8. Day-care center
9. Community facilities
10. Schools
11. Indoor boat maintenance facility involving less than 1,000 s.f., not visible from the public right-of-way and neighboring properties
12. Accessory structure containing more than 1,500 s.f. of floor space
13. 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)
RM1.3*****											
1	125	150	50	75	20	20	40	150	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]
- *** Commercial boat storage will require two times the lot size and setback requirements in this zone
- **** 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]