

ZONING

200 Attachment 8

ZONING DISTRICT: RCM 1.3 Residential-Commercial Medium Density

§ 200-14. SCHEDULE OF USE REGULATIONS

Density	Purpose	Permitted Uses	Permitted Accessory Uses
Residential-Commercial Medium Density zones allow one principal building for every 1.3 acres	To enhance the character of the recreation-oriented commercial area along the shoreline of Lake George and encourage the orderly development of compatible uses	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. Multifamily dwellings
2. Tourist accommodations of 75 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. Multiple-family dwellings
2. Tourist accommodations including motels, inns, rooming houses, and cottage colonies
3. Marinas and boat launching sites
4. Any land use including permitted uses and permitted accessory uses proposed within 250 feet of the Lake George shoreline
5. Restaurants serving people seated at tables
6. Limited retail uses occupying less than 1,500 s.f.

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7. 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
8. 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
9. Commercial boat storage, not visible from the public right-of-way***
10. Indoor boat maintenance facility, not visible from the public right-of-way and neighboring properties
11. Accessory structure containing more than 1,500 s.f. of floor space
12. 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)		SC* Front	Rear	One Side		Min. Lot Width	Setback (ft)	Max. % of Lot Occupied	Max. Bldg Height** (ft)
RCM-1.3											
1	125	150	50	75	20	15	30	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]
- **** 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]