

ZONING

200 Attachment 9

ZONING DISTRICT: RCH 5000 Residential-Commercial Hamlet

§ 200-14. SCHEDULE OF USE REGULATIONS

[Amended 10-2-2001 by L.L. No. 2-2001]

Density	Purpose	Permitted Uses	Permitted Accessory Uses
Residential-Commercial zones allow one principal building for every 5,000 s.f.***	To encourage the orderly development of areas of commercial character also containing residential uses within the proximity of Bolton Landing; these areas, such as the Huddle are important recreation/residential-oriented commercial centers with hamlet characteristics	1. Single family-dwelling 2. Offices 3. Motels, inns, and rooming houses	1. Off-street parking and loading 2. Signs 3. Garage, storage shed 4. Other accessory uses customarily incidental to principal uses 5. Boat storage, boathouse, dock 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 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. Retail stores involving less than 2,500 s.f.
2. Multiple-family dwellings
3. Restaurants that are not “fast food” or do not serve customers in motor vehicles
4. Projects involving the clustering of buildings on a shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as described in § 200-37
5. 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
6. Commercial boat storage****
7. Marinas
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

BOLTON CODE

§ 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)
RCH-5000											
5000	50	100	30	30	15	8	20	60	50	40	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]
- *** Residential Detached Units: 20,000 s.f. per principal building
Condominium/Cooperative: 20,000 s.f. per principal unit
Apartments: 7,500 s.f. per principal unit
Commercial Uses: 5,000 s.f. per building
- **** 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]