

ZONING

160 Attachment 5

Appendix E

Permit Charts

Land Use and Development Permit Requirements

(Type I and Type II Site Plan Review Projects)

[Amended 5-12-2009]

Key:

P = Uses permitted by right

X = Type I site plan review project

O = Type II site plan review project

- = Nonpermissible use

All of above uses require a land use permit.

Uses	Districts												
	HP	HS-R	HS	TR-IR	TR-1	TR-2	TR-3	OCI-R	OCI	OCII-R	OCII	RC	RC-R
Residential													
One-family dwellings	P	P	P	P	P	P	P	P	P	P	P	O	O
One-family dwellings for rent or hire	P	P	P	P	P	P	P	P	P	P	P	P	P
Multiple-family dwellings ¹	X	O	X	O	O	O	O	O	O	O	O	-	O
Tourist accommodations ¹	X	-	X	-	O	O	O	-	O	-	O	O	-
Mobile home ¹	-	-	-	-	-	-	X	-	X	-	P	-	-
Mobile home parks ¹	-	-	-	-	-	-	O	-	O	-	O	-	-
Accessory uses	X	-	X	X	X	X	X	X	X	X	X	X	X
Accessory structures	P	P	P	P	P	P	P	P	P	P	P	P	P
Home occupations	X	-	X	-	X	X	X	-	X	-	-	-	-
General Uses													
Offices	X	-	-	-	-	-	-	-	-	-	-	-	-
Hospital/clinics	X	-	X	-	O	-	-	-	-	-	-	-	-
Nursing and convalescent homes	X	-	X	-	-	-	-	-	-	-	-	-	-
Golf courses	-	-	-	-	O	O	O	-	O	-	O	O	-
Private schools, parks and playgrounds and libraries	X	-	X	-	X	-	-	-	-	-	-	-	-
Churches and similar places of worship	X	-	X	-	O	-	-	-	O	-	O	-	-
Municipal roads	-	-	-	-	-	-	-	-	-	-	-	-	-
Major public utility uses	-	-	-	-	X	X	X	-	X	-	-	-	-
Agricultural uses	-	-	-	-	-	-	-	-	-	-	-	P	-

NOTE:

¹ Subject to supplemental regulations of Article IX.

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Uses	Districts												
	HP	HS-R	HS	TR-1R	TR-1	TR-2	TR-3	OCI-R	OCI	OCH-R	OCH	RC	RC-R
General Uses (cont'd)													
Any development within 100 feet of any lake, stream, pond or body of water ¹	X	X	X	X	X	X	X	X	X	X	X	X	X
Public or semipublic buildings	X	–	X	–	O	O	O	–	O	–	O	–	–
Land use or development, except subdivision of land, involving the clustering of buildings on land having shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof as provided for in the shoreline restrictions	–	–	–	–	O	O	O	–	O	–	O	O	–
Any land use or development not now or hereafter in Article VI of this chapter	–	–	–	–	–	–	–	–	–	–	–	–	–
Any individual single-family dwelling within 1/8 of a mile of tracts of forest preserve land or water now or hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands	–	–	–	–	O	O	O	–	O	–	O	O	–

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Uses	Districts												
	HP	HS-R	HS	TR-1R	TR-1	TR-2	TR-3	OCI-R	OCI	OCH-R	OCH	RC	RC-R
General Uses (cont'd)													
All land uses and development, except subdivisions of land within ¼ mile of rivers designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, other than those navigable by boat during the period of designation	–	–	–	–	O	O	O	–	O	–	O	O	–
Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size or 25% or more of the original square footage of such structure	–	–	–	–	O	O	O	–	O	–	O	O	–
Commercial Uses													
Retail stores	X	–	–	–	X	–	–	–	–	–	–	–	–
Banks	X	–	–	–	–	–	–	–	–	–	–	–	–
Automobile service stations	X	–	X	–	X	–	–	–	–	–	–	–	–
Automobile sales and repair facilities	X	–	X	–	X	–	–	–	–	–	–	–	–
Personal service shops	X	–	–	–	X	–	–	–	–	–	–	–	–

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All of above uses require a land use permit.

Uses	Districts												
	HP	HS-R	HS	TR-1R	TR-1	TR-2	TR-3	OCI-R	OCI	OCII-R	OCII	RC	RC-R
Commercial Uses (cont'd)													
Restaurants, bars or grills	X	–	X	–	X	–	–	–	–	–	–	–	–
Research or testing laboratories	X	–	–	–	O	–	–	–	–	–	–	–	–
Marinas, boatyards and boat-launching sites	–	–	–	–	O	–	–	–	–	–	–	–	–
Campgrounds ¹	–	–	–	–	–	O	O	–	O	–	O	O	–
Group camps ¹	–	–	–	–	–	O	O	–	O	–	O	–	–
Commercial sand and gravel extractions	–	–	–	–	O	O	O	–	O	–	O	–	–
Commercial seaplane bases	–	–	–	–	O	–	–	–	–	–	–	–	–
Essential services	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial or agricultural service uses involving less than 10,000 square feet of floor space	–	–	–	–	O	–	O	–	O	–	–	–	–
Radio and television antennas and agricultural use structures which exceed 30 feet in height	X	–	X	–	X	–	–	–	–	–	–	–	–
Physical expansion of existing commercial or industrial uses up to 25% of original size or original square footage as of 12-12-1977	–	P	–	P	–	–	–	P	–	P	–	–	P
Mineral extractions	–	–	–	–	–	–	–	–	O	–	O	O	–
Travel trailer camps ¹	–	–	–	–	–	–	–	–	X	–	X	O	–
Open space recreational use ¹	–	–	–	–	–	–	–	–	–	–	O	X	–
Sawmills ¹	–	–	–	–	–	–	–	–	–	–	O	O	–

NOTE:

¹ Subject to supplemental regulations of Article IX.

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Land Use and Development Permit Requirements (Type I and Type II Site Plan Review Projects) (Cont'd)

Key:

P = Uses permitted by right
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 All of above uses require a land use permit.

Uses	Districts												
	HP	HS-R	HS	TR-1R	TR-1	TR-2	TR-3	OCI-R	OCI	OCII-R	OCII	RC	RC-R
Commercial Uses (cont'd)													
Waste treatment sites	–	–	–	–	–	–	–	–	–	–	–	–	–
Waste disposal areas	–	–	–	–	–	–	–	–	–	–	–	–	–
Ski centers and lodges	–	–	–	–	–	–	–	–	–	–	O	O	–
Outdoor recreation	–	–	–	–	–	–	–	–	–	–	–	–	–
Forestry use structures	–	–	–	–	–	–	–	–	–	–	–	–	–
Hunting and fishing cabins and other private clubs with 500 or more square feet	–	–	–	–	–	–	–	–	–	–	–	O	–
Forestry and logging uses	X	–	X	–	P	P	P	–	P	–	P	P	–
Commercial and agricultural service uses involving less than 2,500 square feet	–	–	–	–	–	–	–	–	–	–	O		–

NOTE:

¹ Subject to supplemental regulations of Article IX.

Districts

HP Hamlet-Primary (20,000 square feet¹)
 HS-R Hamlet-Secondary Residential (20,000 square feet¹)
 HS Hamlet-Secondary (20,000 square feet¹)
 TR-1R Town Residential 1: Residential (1.1 acres)
 TR-1 Town Residential 1 (1.1 acres)
 TR-2 Town Residential 2 (1.1 acres)
 TR-3 Town Residential 3 (1.1 acres)

Districts

OCI-R Open Countryside I: Residential (2.9 acres)
 OCI Open Countryside I (2.9 acres)
 OCII-R Open Countryside II: Residential (8.0 acres)
 OCII Open Countryside II (8.0 acres)
 RC Resource Conservation (40.0 acres)
 RC-R Resource Conservation: Residential (40.0 acres)

NOTE:

¹ For determination of Primary and Secondary Hamlet minimum lot size, see § 160-19.

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Appendix E Permit Charts Class A Regional Project Permit Requirements

Key:

- P = Uses permitted by right
X = Type I site plan review project
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Uses	Districts												
	HP	HS-R	HS	TR-1R	TR-1	TR-2	TR-3	OCI-R	OCI	OCII-R	OCII	RC	RC-R
Class A Review													
1. Any land use and development involving wetlands, except subdivisions	X	X	X	X	X	X	X	X	X	X	X	X	X
2. All land uses and development, except subdivisions of land, involving 100 or more residential units, whether for permanent, seasonal or transient use	X	–	–	–	–	–	–	–	–	–	–	–	–
3. All structures in excess of 40 feet in height except residential radio and television antennas	X	–	X	–	X	X	X	–	X	–	X	X	–
4. Commercial or private airports	–	–	–	–	O	–	–	–	–	–	–	–	–
5. Watershed or flood control projects	X	–	X	–	X	X	X	–	X	–	X	X	–
6. Any material or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of the structure	–	–	–	–	O	O	O	–	O	–	O	O	–
7. Elevations at 2,500 feet or more	–	–	X	–	X	X	X	–	X	–	X	X	–

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Appendix E Permit Charts Class A Regional Project Permit Requirements (Cont'd)

Key:

- P = Uses permitted by right
- X = Type I site plan review project
- O = Type II site plan review project
- = Nonpermissible use

Uses	Districts												
	HP	HS-R	HS	TR-1R	TR-1	TR-2	TR-3	OCI-R	OCI	OCII-R	OCII	RC	RC-R
Class A Review (cont'd)													
8. All land uses and development, except subdivision of land, located within 1/8 mile tract of forest preserve land or water or hereafter classified as wilderness, primitive or canoe in the master plan for management of state lands, except for an individual single-family dwelling and accessory uses or structures thereto; provided however, that the above shall not include forestry uses (other than clear-cutting as specified in Number 13 below), agricultural uses, open space recreation uses, public utility uses or structures (other than signs) to any such use or to any preexisting use	-	-	-	-	O	O	O	-	O	-	O	O	-
9. All land uses and development except subdivisions of land involving 75 or more residential units, whether designed for permanent, seasonal or transient use	-	-	-	-	X	X	X	-	X	-	X	X	-

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Appendix E Permit Charts Class A Regional Project Permit Requirements (Cont'd)

Key:

- P = Uses permitted by right
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Uses	Districts												
	HP	HS-R	HS	TR-1R	TR-1	TR-2	TR-3	OCI-R	OCI	OCII-R	OCII	RC	RC-R
Class A Review (cont'd)													
10. Commercial or agricultural service uses involving 10,000 or more square feet of floor space	–	–	–	–	O	–	O	–	O	–	–	–	–
11. Tourist attractions	–	–	–	–	X	X	X	–	–	–	–	–	–
12. Ski centers	–	–	–	–	–	–	–	–	–	–	O	O	–
13. Timber harvesting that includes a proposed clear-cutting of any single unit of land of more than 25 acres	–	–	–	–	X	X	X	–	X	–	X	X	–
14. Sawmills, chipping mills, pallet mills and similar wood-using facilities	–	–	–	–	–	–	–	–	–	–	O	O	–
15. Mineral extractions	–	–	–	–	–	–	–	–	O	–	O	O	–
16. Mineral extraction structures	–	–	–	–	–	–	–	–	O	–	O	O	–
17. Sewage treatment plants	–	–	–	–	–	–	–	–	–	–	–	–	–
18. Major public utility uses	–	–	–	–	X	X	X	–	X	–	–	–	–
19. Industrial uses	–	–	–	–	X	X	X	–	X	–	X	–	–
20. All land uses and development, except subdivision of land, involving 35 or more residential units, whether designed for permanent, seasonal or transient use	–	–	–	–	–	–	–	–	X	–	–	–	–
21. Commercial or agricultural service uses involving 5,000 or more square feet of floor space	–	–	–	–	–	–	–	–	X	–	–	–	–
22. Waste disposal areas	–	–	–	–	–	–	–	–	–	–	–	–	–
23. Junkyards	–	–	–	–	–	–	–	–	X	–	X	–	–

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Uses	Districts												
	HP	HS-R	HS	TR-1R	TR-1	TR-2	TR-3	OCI-R	OCI	OCII-R	OCII	RC	RC-R
Class A Review (cont'd)													
24. Any land use and development except subdivisions within 150 feet of the edge of right-of-way of county highways designated by rule or regulation of the agency adopted pursuant to Subdivision 14 of § 809 of the Adirondack Park Agency Act, as major travel corridors by the agency, except for an individual single-family dwelling and accessory uses or structures thereto	-	-	-	-	-	-	-	-	-	-	X	-	-
25. All land uses and development, except subdivisions of land involving 20 or more residential units, whether designed for permanent, seasonal or transient use	-	-	-	-	-	-	-	-	-	-	X	-	-
26. Commercial or agricultural service uses involving 2,500 or more square feet of floor space	-	-	-	-	-	-	-	-	-	-	O	-	-
27. Commercial seaplane bases	-	-	-	-	O	-	-	-	-	-	-	-	-
28. Campgrounds involving 50 or more sites	-	-	-	-	-	-	-	-	-	-	-	O	-
29. Group camps	-	-	-	-	-	O	O	-	O	-	O	-	-
30. Ski centers and related tourist accommodations	-	-	-	-	-	-	-	-	-	-	O	O	-

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Class A Review (cont'd)													
31. Agricultural service uses	–	–	–	–	–	–	–	–	–	–	–	P	–
32. Commercial sand and gravel extractions	–	–	–	–	O	O	O	–	O	–	O	–	–
33. Any land use and development, except subdivisions, within 300 feet of the edge of the right-of-way of county highways designated as major travel corridors by rule or regulation of the agency adopted pursuant to Subdivision 14 of § 809 of the APA Act, except for an individual single-family dwelling and accessory uses or structures thereto	–	–	–	–	–	–	–	–	–	–	–	–	–
34. Any land use and development, except subdivisions of land, within 300 feet of the edge of the right-of-way of federal or state highways, except for an individual single-family dwelling and accessory uses or structures thereto	–	–	–	–	–	–	–	–	–	–	–	X	–

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Uses	Districts												
	HP	HS-R	HS	TR-1R	TR-1	TR-2	TR-3	OCI-R	OCI	OCII-R	OCII	RC	RC-R
Class A Review (cont'd)													
35. Any land uses and development within ¼ mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law during the period of such designation	–	–	–	–	O	O	O	–	O	–	O	O	–

Districts

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