

ZONING

110 Attachment 1

Town of Plattekill

Zoning Law
Schedule of District Regulations

[Amended 4-19-2006 by L.L. No. 1-2006; 8-30-2006; 7-21-2010 by L.L. No. 1-2010; 2-21-2024 by Ord. No. 1-2024]

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards					
				A	B	C	D		
<p>RS-1 Residential Settlement: The purpose of the RS-1 Residential District is to provide reasonable standards for the development of residential areas in the vicinity of established residential centers, to encourage a greater variety of lot sizes and housing types, to control development and otherwise to create conditions conducive to carrying out the purposes of this chapter.</p>	<p>Agriculture (§ 110-49) Conservation subdivisions (§ 110-48) (subject to Planning Board review) Essential services (§ 110-24) One-family detached dwellings Public buildings* Public parks and playgrounds* Two-family dwellings (§ 110-12A)</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35) Bed-and-breakfasts (§ 110-20) Cemeteries Class II home occupations (§ 110-28) Communications centers/towers (§ 110-41) Day-care facilities (home care only) Multiple (multifamily) dwellings (§ 110-22) Places of worship, parish houses and parsonages</p>	<p>Accessory apartments (§ 110-15I) Class I home occupations (§ 110-28) Customary incidental uses and structures Home day care Private garages, tool houses and play houses Private outdoor swimming pools (§ 110-15F) Signs (§ 110-17) Vehicle and boat storage (§ 110-15H)</p>	<p>Minimums:</p>					
				<p>Lot area: 43,560 sf</p> <p>Lot width:* 150 ft.</p> <p>Lot depth: 200 ft.</p> <p>Front yard: 50 ft.</p> <p>Side yard: 30 ft.</p> <p>Rear yard: 30 ft.</p> <p>Maximums:</p> <p>Building coverage: 25%</p> <p>Building height: 35 ft.</p>	<p>43,560 sf</p> <p>125 ft.</p> <p>175 ft.</p> <p>40 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25%</p> <p>35 ft.</p>	<p>32,670 sf</p> <p>125 ft.</p> <p>150 ft.</p> <p>40 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25%</p> <p>35 ft.</p>	<p>21,780 sf</p> <p>100 ft.</p> <p>150 ft.</p> <p>40 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>35%</p> <p>35 ft.</p>		
<p>*Note: Where flag lots are allowed for single-family detached residential uses in compliance with the standards and procedures of Chapter 110, Article II, § 110-12E, of the Town Code, the minimum flag lot access frontage shall be no less than 25 feet, but no greater than 50 feet in width. A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water</p>									
<p>HR-1 Hamlet Residential: This District is intended to provide for the orderly growth of established residential areas, to prevent overcrowding of the land and to restrict those uses that are not compatible with residential neighborhoods, while allowing for moderate to higher density housing.</p>	<p>Conservation subdivisions (§ 110-48) (subject to Planning Board review) Essential services (§ 110-24) One-family detached dwellings Public buildings* Public parks and playgrounds* Two-family dwellings (§ 110-12A)</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35) Agriculture (§ 110-49) Bed-and-breakfasts (§ 110-20) Cemeteries Class II home occupations (§ 110-28) Clubs, lodges and fraternal organizations Communications centers/towers (§ 110-41) Community buildings Medical clinics and offices (§ 110-34) Mixed-use projects of allowed uses (§ 110-21) Multiple (multifamily) dwellings (§ 110-22) Neighborhood stores (§ 110-29) Nurseries and greenhouses Nursery schools and day-care facilities Places of worship, parish houses and parsonages Professional offices Residential conversions (§ 110-22O) Restaurants (sit-down dining, § 110-32) and taverns Schools, colleges and education facilities</p>	<p>Accessory apartments (§ 110-15I) Class I home occupations (§ 110-28) Customary incidental uses and structures Home day care Private garages, tool houses and play houses Private outdoor swimming pools (§ 110-15F) Signs (§ 110-17) Vehicle and boat storage (§ 110-15H)</p>	<p>Minimums:</p>					
				<p>Lot area: 43,560 sf</p> <p>Lot width:** 150 ft.</p> <p>Lot depth: 200 ft.</p> <p>Front yard: 35 ft.</p> <p>Side yard: 30 ft.</p> <p>Rear yard: 30 ft.</p> <p>Maximums:</p> <p>Building coverage: 25%</p> <p>Building height: 35 ft.</p>	<p>43,560 sf</p> <p>125 ft.</p> <p>175 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25%</p> <p>35 ft.</p>	<p>32,670 sf</p> <p>125 ft.</p> <p>150 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25%</p> <p>35 ft.</p>	<p>10,890 sf</p> <p>75 ft.</p> <p>100 ft.</p> <p>25 ft.</p> <p>20 ft.</p> <p>20 ft.</p> <p>35%</p> <p>35 ft.</p>		
<p>* Note: A developer providing central sewage and water may reduce lot areas to 7,500 square feet, lot widths to 50 feet and lot depths to 100 feet. ** Note: Where flag lots are allowed for single-family detached residential uses in compliance with the standards and procedures of Chapter 110, Article II, § 110-12E, of the Town Code, the minimum flag lot access frontage shall be no less than 25 feet, but no greater than 50 feet in width. A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water</p>									

PLATTEKILL CODE

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards				
				A	B	C	D	
RR-1.5 Rural Residential: This district is intended to limit the density of development within those areas of the Town that, due to steep grades, other limiting physical factors or the inaccessibility of public services, are not suitable for intensive development but can accommodate specialized low-intensity uses requiring large land areas.	Agricultural land uses, building and activities, including the growing of field, truck and tree crops, dairying, livestock raising, low-density poultry raising and similar agricultural uses Conservation subdivisions (§ 110-48) (subject to Planning Board review) Essential services (§ 110-24) Forestry uses Minimal impact uses (§ 110-11D)* One-family detached dwellings Public buildings* Public parks and playgrounds* Two-family dwellings (§ 110-12A) *Site plan review by Planning Board required.	Active adult/senior care communities (§ 110-35) Bed-and-breakfasts (§ 110-20) Campgrounds (§ 110-43) Cemeteries Class II home occupations (§ 110-28) Clubs, lodges and fraternal organizations Communications centers/towers (§ 110-41) Community buildings Extractive uses (§ 110-44) Instructional uses Kennels (§ 110-49C) Manufactured (mobile) home parks (Code Ch. 68) Medical clinics and offices (§ 110-34) Mixed use projects of allowed uses (§ 110-21) Multiple (multifamily) dwellings (§ 110-22) Neighborhood stores (§ 110-29) Nurseries and greenhouses Nursery schools and day-care facilities Outdoor recreation and amusement (§§ 110-6 and 110-45) Places of worship, parish houses/parsonages Planned business parks (§ 110-42) Professional offices Resorts (§ 110-46) Restaurants (sit-down dining) Sawmills (Types A and B - § 110-39) Schools, colleges and education facilities Self-storage mini-warehouse facilities Stables (commercial - § 110-49B) Warehouses	Accessory apartments (§ 110-15I) Class I home occupations (§ 110-28) Customary incidental uses and structures Private garages, tool houses and play houses Private outdoor swimming pools (§ 110-15F) Signs (§ 110-17) Stables (private - § 110-49A) Vehicle and boat storage (§ 110-15H)	Minimums:				
				Lot area: 65,340 sf Lot width:* 200 ft. Lot depth: 200 ft. Front yard: 50 ft. Side yard: 50 ft. Rear yard: 50 ft.	65,340 sf 200 ft. 200 ft. 50 ft. 50 ft. 50 ft.	43,560 sf 150 ft. 150 ft. 40 ft. 40 ft. 40 ft.	32,670 sf 125 ft. 125 ft. 40 ft. 40 ft. 40 ft.	
				Maximums: Building coverage: 20% Building height: 35 ft.	25% 35 ft.	25% 35 ft.	25% 35 ft.	25% 35 ft.
				*Note: Where flag lots are allowed for single-family detached residential uses in compliance with the standards and procedures of Chapter 110, Article II, § 110-12E, of the Town Code, the minimum flag lot access frontage shall be no less than 25 feet, but no greater than 50 feet in width. A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water				

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District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards			
				A	B	C	D
<p>AG-1.5 Agricultural: This district is intended to encourage continuation of agriculture and related low-density uses compatible with the soil, topography and location of this district and to preserve important natural and economic resources.</p>	<p>Agricultural land uses, building and activities, including the growing of field, truck and tree crops, dairying, livestock raising, low-density poultry raising and similar agricultural uses Bed-and-breakfasts (§ 110-20)* (subject to Planning Board review) Conservation subdivisions (§ 110-48) Essential services (§ 110-24) Forestry uses Minimal impact uses (§ 110-11D)* Mixed use projects of allowed uses (§ 110-21)* Nurseries and greenhouses* One-family detached dwellings (§ 110-51) Public buildings* Public parks and playgrounds* Sawmills (Type A)*</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35) Campgrounds (§ 110-43) Cemeteries Class II home occupations (§ 110-28) Clubs, lodges and fraternal organizations Communications centers/towers (§ 110-41) Community buildings Extractive uses (§ 110-44) Farm equipment sales and service Farm labor housing (§ 110-23) Kennels and animal hospitals (§ 110-49C) Light industrial uses (§ 110-25) Multiple (multifamily) dwellings (§§ 110-22 and 110-51) Nursery schools and day-care facilities Outdoor recreation and amusement (§§ 110-6 and 110-45) Places of worship, parish houses/parsonages Resorts (§ 110-46) Sawmills (Type B - § 110-39) Stables (commercial - § 110-49B) Two-family dwellings (§ 110-12A) Warehouses</p>	<p>Accessory apartments (§ 110-15I) Class I home occupations (§ 110-28) Customary incidental uses and structures Private garages, tool houses and play houses Private outdoor swimming pools (§ 110-15F) Signs (§ 110-17) Stables (private - § 110-49A) Vehicle and boat storage (§ 110-15H)</p>	<p>Minimums:</p> <p>Lot area: 65,340 sf 65,340 sf 65,340 sf 65,340 sf Lot width:* 200 ft. 200 ft. 200 ft. 200 ft. Lot depth: 200 ft. 200 ft. 200 ft. 200 ft. Front yard: 50 ft. 50 ft. 50 ft. 50 ft. Side yard: 50 ft. 50 ft. 50 ft. 50 ft. Rear yard: 50 ft. 50 ft. 50 ft. 50 ft.</p> <p>Maximums:</p> <p>Building coverage: 20% 20% 20% 20% Building height: 35 ft. 35 ft. 35 ft. 35 ft.</p> <p>*Note: Where flag lots are allowed for single-family detached residential uses in compliance with the standards and procedures of Chapter 110, Article II, § 110-12E, of the Town Code, the minimum flag lot access frontage shall be no less than 25 feet, but no greater than 50 feet in width. A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water</p>			
				<p>BD-40 Business: This district is intended to provide reasonable standards for the orderly expansion of general retail and commercial uses and to contribute to the soundness of the Town's economic base.</p>	<p>Bed-and-breakfasts (§ 110-20)* Clubs, lodges and fraternal organizations* Community buildings* Essential services (§ 110-24) Minimal impact uses (§ 110-11D)* Neighborhood stores (§ 110-29)* One-family dwelling set back 300 feet from Rts. 32/44/55 One-family dwelling, improvements to existing Personal services Professional offices* Public buildings* Public parks and playgrounds* Specialty shops*</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35) Agriculture (§ 110-49) Auto service, repair and filling stations (§ 110-16I) Car wash Commercial indoor recreation and entertainment Communications centers/towers (§ 110-41) Convenience stores Day care (commercial) Drive-in establishments (§ 110-31) Hotels and motels (§ 110-46) Instructional uses Light industrial uses (§ 110-25) Medical clinics and offices (§ 110-34) Mixed use projects of allowed uses (§ 110-21) Mortuary and funeral homes (§ 110-33) Multiple (multifamily) dwellings (§ 110-22) Nurseries and greenhouses One-family dwelling connected to business Public transportation facilities Restaurants (sit-down dining) Retail and service establishments (§ 110-37) Supermarkets Taverns (§ 110-32) Warehouses Wholesale businesses</p>	<p>Class I and II home occupations (§ 110-28) Customary incidental uses and structures Signs (§ 110-17)</p>

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District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards				
				A	B	C	D	
<p>BD-60 Light Business: This district is intended to provide reasonable standards for the orderly expansion of general retail and commercial uses and to contribute to the soundness of the Town's economic base, but limiting the intensity and range of uses to those compatible with surrounding uses and districts.</p>	<p>Bed-and-breakfasts (§ 110-20)* Clubs, lodges and fraternal organizations* Community buildings* Essential services (§ 110-24) Minimal impact uses (§ 110-11D)* Neighborhood stores (§ 110-29)* Nurseries and greenhouses* One-family dwelling set back 300 feet from Rts. 32/44/55 One-family dwelling, improvements to existing Personal services Professional offices* Public buildings* Public parks and playgrounds* Specialty shops*</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35) Agriculture (§ 110-49) Auto service, repair and filling stations (§ 110-161) Automotive and vehicular sales and rentals Commercial indoor recreation and entertainment Communications centers/towers (§ 110-41) Day care (commercial) Flea markets (commercial - § 110-50) Funeral homes/mortuaries (§ 110-33) Hotels and motels (§ 110-46) Instructional uses Kennels and animal hospitals (§ 110-49C) Light industrial uses (§ 110-25) Medical clinics and offices (§ 110-34) Mixed use projects of allowed uses (§ 110-21) Multiple (multifamily) dwellings (§ 110-22) One-family dwelling connected to business Outdoor recreation and amusement (§§ 110-6 and 110-45) Public transportation facilities Restaurants (sit-down dining) Retail and service establishments (§ 110-37) Schools, colleges and education facilities Self-storage mini-warehouse facilities Taverns (§ 110-32) Trucking terminals Warehouses Wholesale businesses</p>	<p>Class I and II home occupations (§ 110-28) Customary incidental uses and structures Signs (§ 110-17)</p>	<p>Minimums:</p>				
				<p>Lot area: 60,000 sf Lot width:** 200 ft. Lot depth: 200 ft. Front yard: 35 ft. *Side yard: 25 ft. *Rear yard: 25 ft.</p> <p>Maximums:</p> <p>Building coverage: 30% Building height: 35 ft.</p> <p>*Add 25 feet where abutting a residential district boundary **Note: Where flag lots are allowed for single-family detached residential uses in compliance with the standards and procedures of Chapter 110, Article II, § 110-12E, of the Town Code, the minimum flag lot access frontage shall be no less than 25 feet, but no greater than 50 feet in width.</p> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water</p>				
<p>GB-80 General: This district is intended to encourage the orderly development of the Town's transportation-related and heavy impact activities in such fashion as to be compatible with adjacent land uses and to contribute to the soundness of the Town's economic base.</p>	<p>Agriculture (§ 110-49) Auto service, repair and filling stations (§ 110-161)* Automotive and vehicular sales and rentals* Commercial indoor recreation and entertainment* Essential services (§ 110-24) Light industrial uses (§ 110-25)* Nurseries and greenhouses* Public transportation facilities* Wholesale businesses*</p> <p>*Site plan review by Planning Board required.</p>	<p>Adult uses (§ 110-36) Crematoriums Communications centers/towers (§ 110-41) Flea markets (commercial - § 110-50) Junkyards Kennels and animal hospitals (§ 110-49C) Mixed use projects of allowed uses (§ 110-21) Outdoor recreation and amusement (§§ 110-6 and 110-45) Outdoor storage facilities (§ 110-27) Trucking terminals Warehouses</p>	<p>Customary incidental uses and structures Signs (§ 110-17)</p>	<p>Minimums:</p>				
				<p>Lot area: 80,000 sf Lot width: 200 ft. Lot depth: 200 ft. Front yard: 50 ft. Side yard: 50 ft. Rear yard: 50 ft.</p> <p>Maximums:</p> <p>Building coverage: 25% Building height: 35 ft.</p> <p>*Add 25 feet where abutting a residential district boundary A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water</p>				

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District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards				
				A	B	C	D	
<p>M-3 Mountain: This district is intended to protect the character of the Town's mountain ridge and associated land areas possessing environmental limitations and special natural features that require more attention to land planning.</p>	<p>Agricultural land uses, building and activities, including the growing of field, truck and tree crops, dairying, livestock raising, low-density poultry raising and similar agricultural uses Conservation subdivisions (§ 110-48) (subject to Planning Board review) Essential services (§ 110-24) Forestry uses One-family detached dwellings Outdoor recreation, light (trails, picnic areas) Public buildings* Public parks and playgrounds* Two-family dwellings</p> <p>*Site plan review by Planning Board required.</p>	<p>Animal and nature preserves Bed-and-breakfasts (§ 110-20) Campgrounds (§ 110-43) Cemeteries Class II home occupations (§ 110-28) Communications centers/towers (§ 110-41) Community buildings Extractive uses (§ 110-44) Kennels (§ 110-49C) Nurseries and greenhouses Sawmills (Types A and B - § 110-39)</p>	<p>Accessory apartments (§ 110-15I) Class I home occupations (§ 110-28) Customary incidental uses and structures Private garages, tool houses and play houses Private outdoor swimming pools (§ 110-15F) Signs (§ 110-17) Vehicle and boat storage (§ 110-15H)</p>	<p>Minimums:</p>				
				<p>Lot area: 130,680 sf</p> <p>Lot width:** 250 ft.</p> <p>Lot depth: 300 ft.</p> <p>Front yard: 50 ft.</p> <p>Side yard: 50 ft.</p> <p>Rear yard: 50 ft.</p>	<p>130,680 sf</p> <p>250 ft.</p> <p>300 ft.</p> <p>50 ft.</p> <p>50 ft.</p> <p>50 ft.</p>	<p>130,680 sf</p> <p>250 ft.</p> <p>300 ft.</p> <p>50 ft.</p> <p>50 ft.</p> <p>50 ft.</p>	<p>130,680 sf</p> <p>250 ft.</p> <p>300 ft.</p> <p>50 ft.</p> <p>50 ft.</p> <p>50 ft.</p>	<p>130,680 sf</p> <p>250 ft.</p> <p>300 ft.</p> <p>50 ft.</p> <p>50 ft.</p> <p>50 ft.</p>
				<p>Maximums:</p>				
				<p>Building coverage: 10%</p> <p>Building height: 35 ft.</p>	<p>10%</p> <p>35 ft.</p>	<p>10%</p> <p>35 ft.</p>	<p>10%</p> <p>35 ft.</p>	<p>10%</p> <p>35 ft.</p>
				<p>*Add 25 feet where abutting a residential district boundary **Note: Where flag lots are allowed for single-family detached residential uses in compliance with the standards and procedures of Chapter 110, Article II, § 110-12E, of the Town Code, the minimum flag lot access frontage shall be no less than 25 feet, but no greater than 50 feet in width.</p>				
				<p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water</p>				