

ZONING

112 Attachment 1

**Town of Wawarsing
Appendix A**

Schedule of District Use and Bulk Regulations

[Amended 7-21-2022 by L.L. No. 5-2022; 7-20-2023 by L.L. No. 4-2023; 8-1-2024 by L.L. No. 2-2024]

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards+				
				A	B	C	D	
AD Agriculture Development District The AD District is intended to foster low-density agriculture- and food-related uses along with compatible outdoor recreation opportunities	- Agricultural use - Agrihood**** - Agritourism* - Farm market, seasonal - Landscape nursery and greenhouse* - Restaurants* - Single-family dwellings****	- Agrihood nonresidential uses - Bed-and-breakfasts - Events held in association with a principal or special use - Horse boarding operation - Timber harvesting	- Accessory dwellings - Farm stands - Home occupations - Off-street parking - Other uses customary and incidental to a use allowed as a principal or special use in this district - Private swimming pool - Signs - Solar energy system, small-scale	Minimum				
				Lot area (acres)	10			
				Lot width (feet)	200			
				Lot depth (feet)	200			
				Front yard (feet)	50			
				Side yard (feet)	50			
				Rear yard (feet)	50	N/A	N/A	N/A
				Maximum				
				Lot coverage	20%			
				Building stories				
				Residential	3			
				All other uses	3.5			
				Building height (feet)				
Residential	35							
All other uses	45							

NOTES:

- * Site plan review by Planning Board required.
- ** Development standards:
 A = On-site sewage and water
 B = Central water only
 C = Central sewage only
 D = Central sewage and water
- *** See § 112-69B for one-time subdivision lot size exemptions.
- **** Subdivisions shall be designed as a conservation subdivision as per § 112-27.

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+ Special uses may have more specific bulk requirements or development standards contained in § 112- 41. In any case where standards conflict, the stricter standards shall control.
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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards+				
				A	B	C	D	
RP Ridge Protection District The purpose of the RP zoning district is to protect the fragile and rare environmental resources and scenic beauty of Shawangunk Ridge by restricting development that would mar the scenic landscapes of the Town’s higher elevations and by establishing a density of development appropriate for the protection of the thin and fragile soil conditions and associated rare plant and animal habitats found there. See general developments standards and guidelines	- Agricultural use - Public parks and recreation areas - Single-family dwellings****	- Accessory dwelling - Bed-and-breakfasts - Low-impact outdoor recreation activities that do not require buildings or involve motorized vehicles and involve only limited facilities such as trails, boardwalks, lean-tos, tents, gazebos, and other temporary tent camping facilities. - Resort, low-intensity - Telecommunications facilities per § 112-41	- Farm stand Home gardening - Home occupations - Keeping of domestic animals per § 112-13F - Other uses customary and incidental to a use allowed as a principal or special use in this district - Private garages and parking and loading areas - Short-term transient rental - Solar energy system, small-scale	Minimum				
				Lot area (acres)	7	7	7	7
				Lot width (feet)	200	200	200	200
				Lot depth (feet)	250	250	250	250
				Front yard (feet)	50	50	50	50
				Side yard (feet)	50	50	50	50
				Rear yard (feet)	50	50	50	50
				Maximum				
				Lot coverage	25%	25%	25%	25%
				Building stories	2.5	2.5	2.5	2.5
Building height (feet)	35	35	35	35				

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- * Site plan review by Planning Board required.
 - ** Development standards:
 - A = On-site sewage and water
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 - C = Central sewage only
 - D = Central sewage and water
 - *** See § 112-69B for one-time subdivision lot size exemptions.
 - **** Subdivisions shall be designed as a conservation subdivision as per § 112-27.
 - + Special uses may have more specific bulk requirements or development standards contained in § 112- 41. In any case where standards conflict, the stricter standards shall control.
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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards+				
				A	B	C	D	
VP Viewshed Protection District This district is intended to preserve viewsheds that are important to Wawarsing's tourism and outdoor recreation sectors while allowing for very-low-density development and accommodation of an agricultural, rural or recreational nature	- Agricultural use - Agrihood development - Art gallery - Horse boarding operation* - Horse boarding and riding academies* - Public and private parks - Places of worship* - Single-family dwellings**** - Two-family dwellings**** - Public and semipublic uses*	- Agritourism - Bed-and-breakfasts - Campgrounds and recreational vehicle parks - Commercial recreation - Craft workshop or studio - Farm market, seasonal - Hotel/motel	- Accessory dwellings - Farm stand - Home occupations - Off-street parking areas - Other customary residential uses - Parish/parsonage houses - Private garages - Private greenhouse, boathouse, etc. - Private swimming pool - Short-term transient rental - Signs - Solar energy system, small-scale	Minimum				
				Lot area (acres)	5	5	5	5
				Lot width (feet)	200	200	200	200
				Lot depth feet	250	250	250	250
				Front yard feet	50	50	50	50
				Side yard (feet)	50	50	50	50
				Rear yard (feet)	50	50	50	50
				Maximum				
				Lot coverage	25%	25%	25%	25%
				Building stories	2.5	2.5	2.5	2.5
Building height (feet)	35	35	35	35				

NOTES:

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A = On-site sewage and water

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C = Central sewage only

D = Central sewage and water

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards** +				
				A	B	C	D	
RU Rural District This district is intended to conserve large areas of open space, protect the watershed that contributes to the Rondout Reservoir, preserve existing and encourage new agricultural uses, while allowing for very-low-density development and accommodation of larger land uses of an agricultural and rural nature	- Agricultural uses - Horse boarding operation* - Horse boarding and riding academies - Landscape nursery and greenhouse* - Places of worship* - Public and private parks - Public utility facilities* - Single-family dwellings**** - Timber harvesting*	- Adult use - Agritourism - Bed-and-breakfasts - Campground and recreational vehicle park - Commercial recreation - Day-care and nursery school facilities - Hunting and fishing club - Kennels - Mining and extractive uses - Schools - Solar energy system, large-scale - Solar energy system, subdivision use - Telecommunications facilities	- Accessory dwellings - Farm stand - Home occupations - Off-street parking areas - Other customary residential accessory uses - Parish/parsonage houses - Private garages - Private greenhouse, boathouse, etc. - Private swimming pool - Short-term transient rental - Signs - Solar energy system, small-scale	Minimum				
				Lot area (acres)	5**	5***	5***	5***
				Lot width (feet)	*	200	200	200
				Lot depth (feet)	200	250	250	250
				Front yard (feet)	250	50	50	50
				Side yard (feet)	50	50	50	50
				Rear yard (feet)	50	50	50	50
					50			
				Maximum				
				Lot coverage		25%	25%	25%
				Building stories	25%	2.5	2.5	2.5
				Building height (feet)	2.5	35	35	35
					35			

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards** +				
<p>Camp Overlay District This overlay district has been established to allow for the development of new camps and the expansion of existing camps by special use permit approval in appropriate locations where the use is more compatible with surrounding land uses and in locations better served by the Town community services and facilities</p>	None	<p>Camp, day Camp, overnight Camp, seasonal</p>		Refer to special use permit standards				

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards** +				
<p>Adaptive Reuse Overlay District The purpose of the Adaptive Reuse Overlay (AR-O) zone is to foster economic development, diversification of land uses and employment generation through the nonresidential reuse or redevelopment of preexisting nonresidential buildings</p>	See § 112-28	See § 112-28	See § 112-28	See § 112-28				

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards+				
				A	B	C	D	
RH Ridge Hamlet District The purpose of the RH zoning district is to recognize the existing compact settlement within the Cragsmoor hamlet while ensuring the future development recognizes and protects the unique environmental features of the Shawangunk Ridge and protecting the scenic quality of the area. See general developments standards and guidelines	- Single-family dwellings****	- Accessory dwellings - Bed-and-breakfasts - Libraries and museums, provided they may not exceed 1,500 square feet - Public and semipublic uses - Two-family dwellings (permitted only with twice the minimum lot size) - Timber harvesting	- Home gardening - Home occupations, professions and trades - Keeping of domestic animals per § 112-13F - Other accessory uses and structures customarily appurtenant to a principal permitted use - Private garages and parking and loading areas - Short-term transient rental - Solar energy system, small-scale	Minimum				
				Lot area (acres)	3			
				Lot width (feet)	200			
				Lot depth (feet)	250			
				Front yard (feet)	50			
				Side yard (feet)	50	N/A	N/A	N/A
				Rear yard (feet)	50			
				Maximum				
				Lot coverage	25%			
				Building stories	2.5			
Building height (feet)	35							

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 D = Central sewage and water

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards** +				
				A	B	C	D	
RS-1 Low Density Residential Settlement District This district is intended to allow for very-low-density development of a generally residential character	- Agricultural uses - Places of worship* - Public and semipublic uses - Public utility facilities* - Single-family dwellings - Two-family dwellings	- Bed-and-breakfasts - Day-care and nursery school facilities - Libraries and museums - Private nonprofit membership clubs	- Accessory dwelling - Farm stand - Home occupation - Off-street parking areas - Other customary residential accessory uses - Parish/parsonage house - Private garage - Private greenhouse, boathouse, etc. - Private swimming pool - Short-term transient rental - Signs - Solar energy system, small-scale	Minimum				
				Lot area (acres)	2	2	2	1
				Lot width (feet)	150	150	150	125
				Lot depth (feet)	150	150	150	125
				Front yard (feet)	35	35	35	30
				Side yard (feet)	25	25	25	20
				Rear yard (feet)	35	35	35	25
				Maximum				
				Lot coverage	25%	25%	25%	25%
				Building stories	2.5	2.5	2.5	2.5
				Building height (feet)	35	35	35	35

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				A	B	C	D	
RMH Residential Manufactured Home District This district is intended to provide areas for manufactured home park development and associated uses	- Agricultural uses - Manufactured homes - Places of worship* - Public and private parks - Public and semipublic uses - Public utility facilities* - Single-family dwellings - Two-family dwellings	- Bed-and-breakfasts - Charitable or retreat institutions - Commercial recreation uses - Day-care and nursery school facilities - Libraries and museums - Manufactured home parks - Private nonprofit membership clubs - Schools - Timber harvesting	- Accessory dwellings - Farm stand - Home occupations - Off-street parking areas - Other customary residential accessory uses - Parish/parsonage houses - Private garages - Private greenhouse, boathouse, etc. - Private swimming pool - Short-term transient rental - Signs - Solar energy system, small-scale	Minimum				
				Lot area (acres)	1	1	0.5	0.25
				Lot width (feet)	125	100	75	50
				Lot depth (feet)	150	125	100	100
				Front yard (feet)	35	35	30	25
				Side yard (feet)	25	20	15	10
				Rear yard (feet)	25	20	15	10
				Maximum				
				Lot coverage	50%	50%	50%	50%
				Building stories	2.5	2.5	2.5	2.5
Building height (feet)	35	35	35	35				

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*** See § 112-69B for one-time subdivision lot size exemptions.

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ZONING

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards** +				
				A	B	C	D	
MU Mixed Use District This district is intended to create centers in the Town for development of compact, walkable, environmentally sustainable mixed-use neighborhoods through these development standards and the accompanying hamlet design guidelines	<ul style="list-style-type: none"> - Art gallery* - Farm market, seasonal* - Neighborhood stores - Places of worship* - Public and semipublic uses* - Single-family dwellings - Two-family dwellings 	<ul style="list-style-type: none"> - Banks - Beds-and-breakfasts - Business, professional office buildings - Craft workshop or studio - Day-care and nursery school - Dwelling, second, and third floor in existing building - Gas station - Hotels/motels - Libraries and museums - Micro light industry - Multifamily dwellings - Private, not-for-profit membership clubs - Restaurants - Retail store - Schools, colleges and education facilities - Service, business - Trade school - Tourism related brewery, distillery, winery, or food production use - Telecommunications facilities per § 112-41 	<ul style="list-style-type: none"> - Accessory dwellings - Accessory dwellings - Home occupations - Off-street parking areas - Other customary residential uses - Parish/parsonage houses - Private garages - Private swimming pool - Short-term transient rental - Signs - Solar energy system, small-scale 	Minimum				
				Lot area (acres)	1	0.75	0.5	0.25
				Lot width (feet)	125	100	75	50
				Lot depth (feet)	150	125	100	100
				Front yard (feet)	35	35	30	25
				Side yard (feet)	25	20	15	10
				Rear yard (feet)	25	20	15	10
				Maximum				
				Lot coverage	50%	50%	50%	50%
				Building stories	3.5	3.5	3.5	3.5
Building height (feet)	45	45	45	45				

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards** +				
				A	B	C	D	
NS Neighborhood Settlement District This district is intended to create small centers in the Town for development of generally residential neighborhoods of relatively low density with convenience and other supporting services of a light commercial nature	- Farm market, seasonal* - Places of worship* - Public and semipublic uses - Public utility facilities* - Single-family dwellings - Two-family dwellings	- Bed-and-breakfasts - Business, professional office buildings - Convenience retail store - Day-care and nursery school facilities - Laundromat - Libraries and museums - Micro light industry - Multifamily dwellings - Personal services - Restaurants - Service, business - Specially shops - Telecommunications facilities per § 112-41 - Timber harvesting	- Accessory dwellings - Home occupations - Off-street parking areas - Other customary residential accessory uses - Parish/parsonage houses - Private garages - Private greenhouse, boathouse, etc. - Private swimming pool - Short-term transient rental - Signs - Solar energy system, small-scale	Minimum				
				Lot area (acres)	1	1	0.75	0.5
				Lot width (feet)	125	125	100	100
				Lot depth (feet)	150	150	125	125
				Front yard (feet)	35	35	30	30
				Side yard (feet)	25	25	20	20
				Rear yard (feet)	35	35	25	25
				Maximum				
				Lot coverage	25%	25%	25%	25%
				Building stories	2.5	2.5	2.5	2.5
Building height (feet)	35	35	35	35				

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				A	B	C	D	
BH Business Highway District This district is intended to provide for the development of small commerce to serve the needs of the traveling public as well as the local community	- Art gallery* - Banks* - Business, professional office buildings* - Craft workshop or studio* - Farm market, seasonal - Funeral establishment - Grocery store* - Landscape nursery and greenhouse* - Laundromat* - Personal services* - Places of worship* - Public utility facilities* - Restaurants* - Retail store* - Service, business*	- Bed-and-breakfasts - Bus storage facilities - Drive-in theaters - Fast-food restaurants - Flea markets - Hotels/motels - Gas station - Laundry and dry-cleaning establishments - Micro light industry - Self-storage warehouse - Service, business - Telecommunications facilities per § 112-41 - Trade school - Transportation terminals - Tourism-related brewery, distiller, winery, or food production use - Vehicle and equipment sales - Wholesale businesses	- Off-street parking areas - Other customary accessory uses to principal and special uses permitted in district - Short-term transient rental - Signs - Solar energy system, small-scale	Minimum				
				Lot area (acres)	1	1	0.5	0.33
				Lot width (feet)	125	125	100	80
				Lot depth (feet)	150	150	125	125
				Front yard (feet)	35	35	30	30
				Side yard (feet)	25	25	20	10
				Rear yard (feet)	35	35	25	25
				Maximum				
				Lot coverage	65%	65%	65%	65%
				Building stories	3.5	3.5	3.5	3.5
				Building height (feet)	45	45	45	45

NOTES:

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				A	B	C	D	
<p>PCIM Planned Commercial, Industrial and Mixed Use District This district is intended to promote innovative reuse of land that has historically been dedicated to industrial use to return that land to activities that generate tax revenue for the Town. It is designed to serve as a location for creative, sustainable development involving primarily commercial and industrial uses with the potential to include complementary mixed use and residential development.</p>	<ul style="list-style-type: none"> - Airports* - Banks* - Business, professional office buildings* - Craft workshop or studio* - Farm market, seasonal* - Grocery store* - Health care, rehabilitative and medical facilities - Health fitness facility* - Hospital, general* - Hotels and motels* - Laundry and dry-cleaning establishments* - Laboratory and research facility* - Light industrial uses* - Micro light industry* - Personal services* - Public and semipublic uses* - Public utility facilities* - Restaurants* - Retail store* - Service, business* - Trade school* - Transportation terminals* - Vehicle and equipment sales* 	<ul style="list-style-type: none"> - Bulk fuel storage - Drive-in theaters - Flea markets - Self-storage warehouse - Senior care development - Telecommunications facilities per § 112-41 - Tourism related brewery, distiller, winery, or food production use - Multifamily dwellings - Industrial uses - Rooftop-mounted or building-mounted solar systems for use off site - Solar energy system, large-scale 	<ul style="list-style-type: none"> - Off-street parking - Other customary accessory uses to principal and special uses permitted in district - Signs - Solar energy system, small-scale 	Minimum				
				Lot area (acres)	1	0.75	0.5	0.25
				Lot width (feet)	100	100	100	100
				Lot depth (feet)	150	150	150	150
				Front yard (feet)	50	50	50	50
				Front yard (feet)	0	0	0	0
				Rear yard (feet)	25	25	25	25
				Maximum				
				Lot coverage	75%	75%	75%	75%
				Building stories	3.5	3.5	3.5	3.5
Building height (feet)	45	45	45	45				

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards +				
	- Wholesale businesses*							

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				A	B	C	D	
<p>RED Resort and Economic Development District This district is intended to promote tourism-related uses that are consistent with and benefit from the major visitor sites in the Town and region, and to allow additional low-scale, economic development related uses. All uses will be developed at a lower intensity, low-scale building pattern with open space incorporated in the design of a use, to ensure the scenic values of the Town are protected.</p>	<ul style="list-style-type: none"> - Agribusiness* - Agricultural tourism* - Agricultural uses - Breweries, distilleries, and wineries* - Country inn* - Day spa* - Farm market, seasonal* - Health fitness facility* - Horse boarding operation* - Horse boarding and riding academies* - Indoor recreation* - Interpretive center* - Laboratory and research facility* - Offices, medical and professional* - Restaurant* - Retail outlets* - Tourism business uses* - Tourism-related retail* - Wildlife and game preserves 	<ul style="list-style-type: none"> - Bed-and-breakfast* - Conference center - Cultural and performing arts center - Public outdoor amusement or entertainment - Golf courses and non-motorized outdoor recreation - Micro light industry - Museum - Resort - Solar energy system, large-scale - Tourism-related food production use 	<ul style="list-style-type: none"> - Off-street parking - Farm stand - Other uses customary and incidental to a use allowed as a principal or special use in this district - Short-term transient rental - Signs - Solar energy system, small-scale 	Minimum				
				Lot area (acres)	1	0.75	0.5	0.25
				Lot width (feet)	100	100	100	100
				Lot depth (feet)	150	150	150	150
				Front yard (feet)	50	50	50	50
				Front yard (feet)	0	0	0	0
				Rear yard (feet)	25	25	25	25
				Maximum				
				Lot coverage	75%	75%	75%	75%
				Building stories	3.5	3.5	3.5	3.5
Building height (feet)	45	45	45	45				

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