

# ZONING

## 180 Attachment 1

### 180 Attachment 1 Table of Use and Bulk Requirements

Zone	Description of Permitted Uses	Minimum Requirements							Maximum Requirements	
		Lot Area (acres)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Waterfront Setback (feet)	Accessory Structure Setback (feet)	Maximum Height (feet)	Lot Coverage
<b>RR</b>	<b>Residential Recreation District.</b> The RR District is established to provide for residential development of low density which preserves the rural character of the Town. Design standards will promote residents' ability to enjoy the Town's natural environment and assure freedom from nuisance, harmful and unsightly uses. Comprehensive Plan guidelines and recommendations will be implemented in development of this district.									
<b>Permitted Uses</b>										
	Group care facility	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Single-family dwellings/two-family dwellings	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Timber harvesting *acreage must be contiguous	20								
<b>Special Uses</b>										
	Animal husbandry. See § 180-19.									
	Campground	20	500	200	200	200	100	200	30	20%
	Cemeteries	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	10%
	Clubhouses for social organizations with related recreational facilities	5	200	75	100	100	100	75 front road/25 from side/rear	30	30%
	Commercial nursery/greenhouse	10	200	75	200	200	100	75 front road/25 from side/rear	30	30%
	Day-care center	5	200	75	200	200	100	75 front road/25 from side/rear	30	20%
	Farm operation	5	200	75	150	150	100	75 front road/25 from side/rear	30	30%
	Fish hatchery	5	200	75	200	200	N/A	75 front road/25 from side/rear	30	20%
	Hotel/motel	10	200	75	200	200	100	75 front road/25 from side/rear	30	30%
	Kennel	10	200	500	500	500	500	500 front road/500	30	10%

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								from side/rear		
	Large scale solar energy system. See Ch. 138.									
	Library/museum	5	200	75	50	100	100	75 front road/25 from side/rear	30	30%
	Mining or other quarrying operations	20	500	500	500	500	100	500 front road/500 from side/rear	30	10%
	Nursing homes	10	200	75	200	200	100	75 front road/25 from side/rear	30	20%
	Park	1	200	75	50	100	N/A	75 front road/25 from side/rear	N/A	N/A
	Place of worship	5	200	75	200	200	100	75 front road/25 from side/rear	30	30%
	Recreation, indoor commercial	15	200	200	200	200	100	200 front road/200 from side/rear	30	20%
	Recreation, outdoor commercial	15	200	200	300	300	100	200 front road/200 from side/rear	30	10%
	Schools and colleges	5	200	75	50	100	100	75 front road/25 from side/rear	30	30%
<b>Site Plan Approval</b>										
	Bed-and-breakfast	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Public utilities facility	1	200	75	50	100	100	75 front road/25 from side/rear	30	20%
<b>Accessory Uses</b>										
	Farm stands									
	Garden houses, tool sheds and swimming pools									
	Home-based occupation									
	Off-street parking for motor vehicles, snowmobiles, camping trailers, or boats belonging to resident									
	Portable storage unit									
	Signs									

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Notes: Properties located in Sullivan County Agricultural District 1 or 4 exempt from special use permit requirement for agricultural uses but remain subject to bulk area standards.

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Zone	Description of Permitted Uses	Minimum Requirements							Maximum Requirements	
		Lot Area (acres)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Waterfront Setback (feet)	Accessory Structure Setback (feet)	Maximum Height (feet)	Lot Coverage
<b>RC</b>	<b>Rural Conservation District.</b> The Rural Conservation District is intended to protect sensitive natural areas from overdevelopment, recognizing these lands cannot be used for certain activities without directly affecting the health and safety of neighboring property owners or the community as a whole.									
<b>Permitted Uses</b>										
	Group care facility	5	300	150	50	150	100	150 front road/50 from side/rear	30	20%
	Single-family dwellings/two-family dwellings	5	300	150	50	150	100	150 front road/50 from side/rear	30	20%
	Timber harvesting *acreage must be contiguous	20								
<b>Special Uses</b>										
	Agricultural processing facility	5	200	75	150	150	100	75 front road/25 from side/rear	30	20%
	Animal husbandry. See § 180-19									
	Campground	20	300	200	200	200	100	200	30	20%
	Cemeteries	2.3	300	150	50	150	100	75 front road/25 from side/rear	30	10%
	Clubhouses for social organizations with related recreational facilities	5	300	150	50	150	100	75 front road/25 from side/rear	30	30%
	Commercial nursery/greenhouse	10	200	75	200	200	100	75 front road/25 from side/rear	30	30%
	Day-care center	5	200	75	200	200	100	75 front road/25 from side/rear	30	20%
	Farm operation	5	200	75	150	150	100	75 front road/25 from side/rear	30	30%
	Fish hatchery	5	200	75	200	200	N/A	75 front road/25	30	20%

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								from side/rear		
	Garage, public	5	200	100	100	100	100	100 front road/100 from side/rear	30	20%
	Hotel/motel	10	200	75	200	200	100	75 front road/25 from side/rear	30	30%
	Kennel	10	200	500	500	500	500	500 front road/500 from side/rear	30	10%
	Large scale solar energy system. See Ch. 138.									
	Library/museum	5	200	75	50	100	100	75 front road/25 from side/rear	30	30%
	Mining or other quarrying operations	20	500	500	500	500	100	500 front road/500 from side/rear	30	N/A
	Park	5	200	75	50	100	N/A	75 front road/25 from side/rear	N/A	N/A
	Place of worship	5	200	75	200	200	100	75 front road/25 from side/rear	30	30%
	Recreation, indoor commercial	15	200	200	200	200	100	200 front road/200 from side/rear	30	20%
	Recreation, outdoor commercial	15	200	200	300	300	100	200 front road/200 from side/rear	30	10%
	Schools and colleges	5	200	75	50	100	100	75 front road/25 from side/rear	30	30%
	Stable, commercial	20	300	200	200	200	100	200 front road/200 from side/rear	30	20%
<b>Site Plan Approval</b>										
	Bed-and-breakfast	5	300	150	50	100	100	150 front road/25 from side/rear	30	20%

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	Public utilities facility	1	200	75	50	100	100	75 front road/25 from side/rear	30	20%
<b>Accessory Uses</b>										
	Farm stands									
	Garden houses, tool sheds and swimming pools									
	Home-based occupation									
	Off-street parking for motor vehicles, snowmobiles, camping trailers, or boats belonging to resident									
	Portable storage unit									
	Signs									

Notes: Properties located in Sullivan Count Agricultural District 1 or 4 exempt from special use permit requirement for agricultural uses but remain subject to bulk area standards.

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<b>B1</b>	<b>Neighborhood Business District.</b> The B1 District is established to provide for sufficient size and depth of property to meet business needs yet also maintain safe traffic B1 flow and compatibility with adjacent residential land uses. Design standards of this district are intended to minimize impacts on the environment and on surrounding properties while allowing for commercial development. Comprehensive Plan guidelines and recommendations will be implemented in development of this district.									
<b>Permitted Uses</b>										
	Group care facility	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Single-family dwellings/two-family dwellings	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
<b>Special Uses</b>										
	Brewery/brew pub	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Cannabis on-site consumption location	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Cidery	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Day-care center	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Gas station/automobile service station	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Hotel/motel	2.3	200	75	200	200	100	75 front road/25 from side/rear	30	40%
	Office (business/professional)	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	40%
	Office park	5	200	75	100	100	100	75 front road/200 from side/rear	30	40%
	Place of worship	5	200	75	200	200	100	75 front road/25 from side/rear	30	30%
	Recreation, indoor commercial	4	150	25	75	75	100	50 front road/25 from side/rear	30	40%

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<b>B1</b>	<b>Neighborhood Business District.</b> The B1 District is established to provide for sufficient size and depth of property to meet business needs yet also maintain safe traffic B1 flow and compatibility with adjacent residential land uses. Design standards of this district are intended to minimize impacts on the environment and on surrounding properties while allowing for commercial development. Comprehensive Plan guidelines and recommendations will be implemented in development of this district.									
	Restaurant	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Retail store	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Service establishment	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Tavern	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Wine tasting room	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
<b>Site Plan Approval</b>										
	Bed-and-breakfast	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Public utilities facility	1	200	75	50	100	100	75 front road/25 from side/rear	30	20%
<b>Accessory Uses</b>										
	Garden houses, tool sheds and swimming pools									
	Home-based occupation									
	Off-street parking for motor vehicles, snowmobiles, camping trailers, or boats belonging to resident									
	Portable storage unit									
	Signs									

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<b>B2</b>	<b>Gateway Business District.</b> The B2 District is established to provide for small commercial use with the surrounding residential neighborhood. Compatibility with adjacent B2 residential properties will be facilitated through design standards and buffering. Comprehensive Plan guidelines and recommendations will be implemented in development of this district.									
<b>Permitted Uses</b>										
	Group care facility	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Single-family dwellings/two-family dwellings	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
<b>Special Uses</b>										
	Automobile, vehicle and equipment sales	3	200	75	100	100	100	200 front road/200 from side/rear	30	30%
	Day-care center	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Formula business	1.5	150	25	25	25	100	50 front road/25 from side/rear	30	20%
	Funeral home	1.5	150	25	25	25	100	50 front road/25 from side/rear	30	20%
	Garage, public	3	200	200	200	200	200	200 front road/200 from side/rear	30	20%
	Gas station/automobile service station	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Hotel/motel	2.3	200	75	200	200	100	75 front road/200 from side/rear	30	40%
	Light impact industrial	3	200	200	200	200	200	200 front road/200 from side/rear	30	30%

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<b>B2</b>	<b>Gateway Business District.</b> The B2 District is established to provide for small commercial use with the surrounding residential neighborhood. Compatibility with adjacent B2 residential properties will be facilitated through design standards and buffering. Comprehensive Plan guidelines and recommendations will be implemented in development of this district.									
	Office (business/professional)	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	40%
	Office park	5	200	75	100	100	100	75 front road/200 from side/rear	30	40%
	Place of worship	5	200	75	200	200	100	75 front road/25 from side/rear	30	30%
	Recreation, indoor commercial	4	150	25	75	75	100	50 front road/25 from side/rear	30	40%
	Restaurant	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Restaurant, drive-through	1.5	150	25	25	25	100	50 front road/25 from side/rear	30	30%
	Retail store	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Service establishment	1.5	150	25	50	50	100	50 front road/25 from side/rear	30	30%
	Warehouse	3	200	200	200	200	200	200 front road/200 from side/rear	30	30%
<b>Site Plan Approval</b>										
	Bed-and-breakfast	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Public utilities facility	1	200	75	50	100	100	75 front road/25 from side/rear	30	20%
<b>Accessory Uses</b>										
	Garden houses, tool sheds and swimming pools									
	Home-based occupation									
	Off-street parking for motor vehicles, snowmobiles, camping trailers, or boats belonging to resident									
	Portable storage unit									

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B3	<b>Neighborhood Business District.</b> The B3 District is established to promote businesses which shall serve the residential community in a central area and maintains the character of the Town. Compatibility with the surrounding residential neighborhoods will be facilitated through design standards. Comprehensive Plan guidelines and recommendations will be implemented in development of this district.									
<b>Permitted Uses</b>										
	Group care facility	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Single-family dwellings/two-family dwellings	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
<b>Special Uses</b>										
	Brewery/brew pub	1.5	150	25	25	25	100	75 front road/25 from side/rear	30	30%
	Cannabis on-site consumption location	1.5	150	25	50	50	100	75 front road/25 from side/rear	30	30%
	Cidery	1.5	150	25	25	25	100	75 front road/25 from side/rear	30	30%
	Day-care center	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Hotel/motel	2.3	200	75	200	200	100	75 front road/200 from side/rear	30	40%
	Office (business/professional)	1.5	150	25	25	25	100	75 front road/25 from side/rear	30	30%
	Place of worship	5	200	75	200	200	100	75 front road/200 from side/rear	30	30%
	Restaurant	1.5	150	25	25	25	100	75 front road/25 from side/rear	30	30%
	Retail store	1.5	150	25	25	25	100	75 front road/25 from side/rear	30	30%

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	Service establishment	1.5	150	25	25	25	100	75 front road/25 from side/rear	30	30%
	Tavern	1.5	150	25	25	25	100	75 front road/25 from side/rear	30	30%
	Theater	1.5	150	25	25	25	100	75 front road/25 from side/rear	30	30%
	Wine tasting room	1.5	150	25	25	25	100	75 front road/25 from side/rear	30	30%
<b>Site Plan Approval</b>										
	Bed-and-breakfast	2.3	200	75	50	100	100	75 front road/25 from side/rear	30	20%
	Public utilities facility	1	200	75	50	100	100	75 front road/25 from side/rear	30	20%
<b>Accessory Uses</b>										
	Garden houses, tool sheds and swimming pools									
	Home-based occupation									
	Off-street parking for motor vehicles, snowmobiles, camping trailers, or boats belonging to resident									
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