

ZONING

240 Attachment 1

Town of Cochection

Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
<p>AC Agricultural Conservation District: This zoning district is intended to complement agricultural districts and protect these and other conservation areas from development which is not compatible therewith, while allowing farm and other large landowners flexibility to earn a reasonable return.</p>	<p>All agricultural land uses, buildings and activities, including the growing of crops, dairying, livestock raising, low-density poultry raising and similar agricultural uses Essential services Single-family dwellings Nurseries and greenhouses Forestry activities, including portable sawmills, but excepting industrial wood-processing facilities or permanent sawmills of more than 10,000 square feet in floor area</p>	<p>Campgrounds and RV parks High-density poultry or swine raising Intensive livestock operations Kennels Home-based businesses Public and private airports Shooting ranges Farm or construction machinery sales Lawn and garden sales Bed-and-breakfast Sawmills (permanent) of > 10,000 square feet Public and private schools Sand, gravel and other quarrying operations Warehouses Churches, synagogues and related activities and residences Cemeteries Parks, libraries, museums and theatres</p>	<p>Signs per § 240-21 of this chapter Off-street parking facilities Storage sheds and garages Swimming pools Carports Other uses customarily accessory to principal permitted and special uses</p>	<p>Minimum lot area: 2 acres Minimum average lot width: 150 feet Minimum yards: Front: 50 feet Side: 25 feet Rear: 50 feet Minimum setback for accessory uses: 10 feet Maximum building height: 35 feet Maximum lot coverage: 40% Maximum building coverage: 20% (to maximum of 200,000 square feet)</p>

COCHECTON CODE

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
<p>RU Rural Development District: This district is intended to provide areas for growth and development of the Town at a modest density. The district provides for certain uses which, though low in intensity, can demand larger land areas. It also ensures that all such uses are subjected to site plan review with the objective of carefully limiting traffic and associated impacts and maintaining the rural character of the area.</p>	<p>Single-family dwelling Two-family dwellings Bed-and-breakfast facilities Essential services Agricultural activities, excepting intensive livestock operations Hunting and fishing lodges Forestry activities, including portable sawmills, but excepting industrial wood processing facilities or permanent sawmills of more than 10,000 square feet in floor area</p>	<p>Churches, synagogues and related activities and residences Sawmills (permanent) of > 10,000 square feet Parks, libraries, museums and theatres Clubhouses for social organizations with related recreational facilities Home-based businesses Sand, gravel and other quarrying operations Campgrounds and RV parks Bungalow colonies Nurseries and greenhouses Cemeteries and mortuaries Fish hatcheries Kennels Outdoor recreation facilities, not including racetracks, theatres or other uses of similar intensity Nursing homes, personal care facilities and medical/dental facilities Small hotels and motels Schools and educational facilities Group care facilities Day-care centers (child or adult) Junkyards and salvage operations Light manufacturing Warehouses Restaurants</p>	<p>Home-based businesses Signs per § 240-21 of this chapter Off-street parking facilities Storage sheds and garages Swimming pools Carports Other uses customarily accessory to principal permitted and special uses</p>	<p>Minimum lot area: 2 acres Minimum average lot width: 150 feet Minimum yards: Front: 50 feet Side: 25 feet Rear: 50 feet Minimum setback for accessory uses: 10 feet Maximum building height: 35 feet Maximum lot coverage: 40% Maximum building coverage: 20% (to maximum of 200,000 square feet)</p>

ZONING

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
<p>ND Neighborhood Development District: This district is intended to provide for commercial and moderate-density uses which, with careful control and provision of public sewage facilities, will be compatible with residences. Using plan review, conditions will be imposed to ensure residences are protected. The combination of uses is intended to provide a quality residential environment while also offering the convenience of readily available services.</p>	<p>One-family dwellings Two-family dwellings Bed-and-breakfast facilities Essential services</p>	<p>Parks, libraries, museums and theatres Multifamily dwellings Nurseries and greenhouses Cemeteries and mortuaries Outdoor recreation facilities, not including racetracks, theatres or other uses of similar intensity Nursing homes, personal care facilities and medical/dental facilities Hotels and motels Retail and service establishments Eating and drinking establishments Offices Funeral homes Motor vehicle service stations where all parts, supplies, debris and services are conducted inside a fully enclosed building Group care facilities Day-care centers (child or adult) Mobile home parks Churches, synagogues and related activities and residences</p>	<p>Home-based businesses Signs per § 240-21 of this chapter Off-street parking facilities Storage sheds and garages Swimming pools Carports Other uses customarily accessory to principal permitted and special uses</p>	<p>Minimum lot area: Without utilities: 2 acres With public utilities: 1/2 acre Minimum average lot width: Without utilities: 150 feet With public utilities: 100 feet Minimum yards: Front: 35 feet Side: 20 feet Rear: 40 feet Minimum setback for accessory uses: 10 feet Maximum building height: 35 feet Maximum lot coverage: 50% Maximum building coverage: 30%</p>

COCHECTON CODE

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
<p>HD Hamlet District: This district is intended to provide for neighborhood commercial development in areas of the Town which represent important meeting places and exhibit existing commercial activity but lack public sewage facilities. It is also anticipated these areas will accept somewhat higher density single-family residential activity, and many residents will desire to walk to places of business within the neighborhoods.</p>	<p>One-family dwellings Two-family dwellings Bed-and-breakfast facilities</p>	<p>Parks, libraries, museums and theatres Motor vehicle service stations where all parts, supplies, debris and services are conducted inside a fully enclosed building Nurseries and greenhouses Hotels and motels Retail and service establishments Eating and drinking establishments Offices Funeral homes Outdoor recreation facilities, not including racetracks, theatres or other uses of similar intensity Farm and machinery sales Churches, synagogues and related activities and residences</p>	<p>Home-based businesses Signs per § 240-21 of this chapter Off-street parking facilities Storage sheds and garages Swimming pools Carports Other uses customarily accessory to principal permitted and special uses</p>	<p>Minimum lot area: 2 acres Minimum average lot width: Without utilities: 150 feet With public utilities: 80 feet Minimum yards: Front: 35 feet Side: 10 feet Rear: 40 feet Minimum setback for accessory uses: 10 feet Maximum building height: 35 feet Maximum lot coverage: 25% Maximum building coverage: 15%</p>

ZONING

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
<p>PUD Planned Unit Development: This district is intended to provide landowners with the flexibility to develop functionally integrated communities of a residential or resort nature using innovative techniques and open space design principles which ensure the maximum protection of quality open space while achieving density no less than permitted using conventional subdivision procedures and protecting public health and safety.</p>	<p>All uses are special uses, excepting for the construction of individual buildings or dwellings pursuant to an already approved and filed PUD plan and essential services</p>	<p>Single-family dwellings Two-family dwellings Multifamily dwellings Manufactured homes and parks Home-based businesses Places of worship Commercial recreational facilities Hunting and fishing lodges Clubhouses for social organizations Gift shops and service establishments Hotels and motels Parks, libraries, museums and theatres Eating and drinking establishments Bungalow colonies Other outdoor recreation facilities, not including racetracks, theatres or other uses of similar intensity</p>	<p>Signs of less than 12 square feet in surface area and ground signs of less than 20 square feet in surface area, provided the total number of signs does not exceed one per property adjacent to each means of egress to such property Off-street parking facilities Storage sheds and garages Swimming pools Carports Other uses customarily accessory to principal permitted and special uses</p>	<p>Maximum density within the planned unit development: Minimum yards: Front: Side: Rear: Minimum setback for accessory uses: Maximum building height: Maximum lot coverage: Maximum building coverage:</p>	<p>1 dwelling unit or equivalent/100,000 square feet 40 feet 30 feet 30 feet 25 feet 35 feet 15% 10%</p>