

ZONING

480 Attachment 1

Town of Webb

Attachment 1
Summary Schedule of Permitted Uses and Standards Applicable Thereto
[Amended 10-10-2007 by Ord. No. 2-2007]

	Standard Uses	Conditional Uses Permitted Upon Authorization of Planning Board	Minimum Lot		Maximum Percent of Lot to be Occupied by Building Area	Maximum Building Height (feet)	Minimum Yard Dimensions (setback in feet)				
			Area	Width			Front Street/Shoreline (1)	Side		Rear	
			Street/Shoreline (1) (square feet or acres)	Street/Shoreline (1) (feet)				One	Both		
RV Residential	One-family dwelling		40,000*	150/100	25	40	30/50	15	30	25	
			20,000**	80/80	25	40	30/50	15	30	25	
			10,000***	80/80	25	40	30/50	15	30	25	
	Open space recreation		—	—	—	—	—	—	—	—	
	Bunkhouse										
		Public/semipublic structure, use	40,000	100/100	25	40	50/50	15	30	35	
		Home occupation	—	(Standards applicable to the residence apply here)							
		Two-family dwelling by conversion of existing one-family dwelling	(existing lot)		25	40	50/50	15	30	35	
		Two-family dwelling	20,000***	100/100	25	40	50/50	15	30	35	
	30,000**		100/100	25	40	50/50	15	30	35		
		Multiple-family dwelling	40,000**(3)	150/100	25	40	50/50	15	30	35	
		Aviation facility	—		25	40	50/50	15	30	35	
		Existing mobile home court	(existing lot)		25	40	50/50	15	30	35	
		Public utility structure, use	—	—	—	—	—	—	—	—	
		Assisted living facility for seniors	40,000*	150/100	25	40	30/50	15	30	25	
			20,000**	80/80	25	40	30/50	15	30	25	
	10,000***		80/80	25	40	30/50	15	30	25		
	Senior citizens housing development	40,000**(3)	150/100	25	40	50/50	15	30	35		

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			Area	Width			Front Street/Shoreline (1)	Side		Rear	
			Street/Shoreline (1) (square feet or acres)	Street/Shoreline (1) (feet)				One	Both		
RS Residential Seasonal	One-family dwelling		40,000/25,000	150/100	20	35	30/50	25	50	30	
	Open space recreation		—	—	—	—	—	—	—	—	
	Bunkhouse										
		Existing ski center, existing golf course, clubhouse	(existing lot)			20	35	30/50	25	50	50
		Existing group camp, recreational campsite	(existing lot)			20	35	75/50	25	50	50
		Resort club, lodge	10 acres	300/300	20	35	75/50	25	50	50	
		Hotel/motel/tourist cabin accommodation	10 acres	300/300	20	35	75/50	25	50	50	
		Public/semipublic structure, use	80,000	200/200	20	35	75/50	25	50	50	
		Home occupation	—	(Standards applicable to the residence apply here)							
		Public utility structure, use	—	—	—	—	—	—	—	—	
		Aviation facility	—	—	20	35	75/50	25	50	50	
		Bed-and-breakfast	40,000/25,000	150/100	20	35	30/50	25	50	30	
		Assisted living facility for seniors	40,000/25,000	150/100	20	35	30/50	25	50	30	
	Senior citizens housing development	40,000**(3)	150/100	25	40	50/50	15	30	35		
RS-1 Residential Seasonal	One-family dwelling		120,000/50,000	200/125	20	35	50/75	25	50	50	
	Open space recreation		—	—	—	—	—	—	—	—	
	Bunkhouse										
		Public/semipublic structure, use	160,000	200/200	20	35	75/75	25	50	50	
		Resort club, lodge	10 acres	300/300	20	35	75/75	25	50	50	
		Group camp	10 acres	200/200	20	35	75/75	25	50	50	
		Aviation facility	—	—	20	35	75/75	25	50	50	
		Existing marina	(existing lot)			20	35	75/—	25	50	50
		Home occupation		(Standards applicable to the residence apply here)							
		Public utility structure, use	—	—	—	—	—	—	—	—	
		Existing commercial excavation/mineral extraction	(existing lot)			—	—	—	—	—	
		Bed-and-breakfast	120,000/50,000	200/125	20	35	50/75	25	50	50	
		Telecommunications facility	Dimensional requirements are specified in § 480-34 of this chapter								
	Assisted living facility for seniors	120,000/50,000	200/125	20	35	50/75	25	50	50		
	Senior citizens housing development	40,000	100/100	25	40	50/50	15	30	35		

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	Standard Uses	Conditional Uses Permitted Upon Authorization of Planning Board	Minimum Lot		Maximum Percent of Lot to be Occupied by Building Area	Maximum Building Height (feet)	Minimum Yard Dimensions (setback in feet)				
			Area	Width			Front Street/Shoreline (1)	Side		Rear	
			Street/Shoreline (1) (square feet or acres)	Street/Shoreline (1) (feet)				One	Both		
RS-2 Residential Seasonal	One-family dwelling		120,000/50,000	200/125	20	35	30/75	25	50	50	
	Open space recreation		—	—	—	—	—	—	—	—	
	Mobile home		120,000/50,000	200/125	20	35	30/75	25	50	50	
	Bunkhouse										
		RS-1 uses – this category		(Same as RS-1)		20	35	75/75	25	50	50
		Mobile home court, recreational campsite		10 acres	200/100	20	35	75/75	25	50	50
		Small wind-power-generating facility									
		Telecommunications facility	Dimensional requirements are specified in § 480-34 of this chapter								
		Assisted living facility for seniors		120,000/50,000	200/125	20	35	30/75	25	50	50
	Senior citizens housing development		40,000	100/100	25	40	50/50	15	30	35	
RR Residential Rural	One-family dwelling		8 acres/80,000	300/150	10	35	100/100		50		
	Open space recreation		—	—	—	—	—	—	—	—	
	Forest practices		—	—	—	—	—	—	—	—	
	Bunkhouse										
		Ski center		50 acres	300/200	10	35	100/100	25	50	50
		Public/semipublic structure, use		10 acres	300/200	10	35	100/100	25	50	50
		Fishing/hunting club, lodge		25 acres	300/200	10	35	100/100	25	50	50
		Resort club, lodge		25 acres	300/200	10	35	100/100	25	50	50
		Group camp, recreational campsite		50 acres	300/200	10	35	100/100	25	50	50
		Commercial excavation/mineral extraction		—	—	—	—	—	—	—	—
		Golf course, clubhouse		50 acres	300/200	10	35	100/100	25	50	50
		Home occupation		—				(Standards applicable to the residence apply here)			
		Public structure, use		—	—	—	—	—	—	—	—
		Aviation facility		—	—	10	35	100/100	25	50	
		Adult use		40,000	150	35	40	25/50	15	30	35
		Entertainment establishment		40,000	150	35	40	25/50	15	30	35
		Bed-and-breakfast		8 acres/80,000	300/150	10	35	100/100		50	
		Small wind-power-generating facility									
		Telecommunications facility	Dimensional requirements are specified in § 480-34 of this chapter								
		Assisted living facility for seniors		8 acres/80,000	300/150	10	35	100/100		50	
	Senior citizens housing development		40,000	100/100	25	40	50/50	15	30	35	

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Standard Uses	Conditional Uses Permitted Upon Authorization of Planning Board	Minimum Lot		Maximum Percent of Lot to be Occupied by Building Area	Maximum Building Height (feet)	Minimum Yard Dimensions (setback in feet)					
		Area	Width			Front Street/Shoreline (1)	Side		Rear		
		Street/Shoreline (1) (square feet or acres)	Street/Shoreline (1) (feet)				One	Both			
CB Commercial Business	In all CB Subdistricts:										
	RV uses – this category		40,000*	150/100	25	40	30/50	15	30	35	
			20,000**	100/100	25	40	30/50	15	30	35	
			10,000***	100/100	25	40	30/50	15	30	35	
	Office		20,000	100/100	35	40	25/50	15	30	35	
	Personal service		20,000	100/100	35	40	25/50	15	30	35	
	Retail sales		20,000	100/100	35	40	25/50	15	30	35	
	Bed-and-breakfast		40,000*	150/100	25	40	30/50	15	30	25	
			20,000**	80/80	25	40	30/50	15	30	25	
			10,000***	80/80	25	40	30/50	15	30	25	
	Bunkhouse										
		In all CB Subdistricts:									
		Two-family dwelling (by conversion or new)	(Same standards as set forth in RV District)								
		Multiple-family dwelling	(Same standards as set forth in RV District)								
		Senior citizens housing development	40,000**(3)	150/100	25	40	50/50	15	30	35	
	Home occupation	—	(Standards applicable to the residence apply here)								
	See “Other Conditional Uses Permitted in CB Subdistricts”										
OS Open Space	Open space recreation		—	—	—	—	—	—	—	—	
	Public/semipublic structure, use		—	—	—	—	—	—	—	—	
	Forest practices		—	—	—	—	—	—	—	—	
	Bunkhouse										
		One-family dwelling	43 acres	300/200	10	35	100/100	25	50	50	
		Ski center	50 acres	200/200	5	35	125/125	50	100	100	
		Golf course, clubhouse	50 acres	200/200	5	35	125/125	50	100	100	
		Group camp, recreational campsite	50 acres	200/200	5	35	125/125	50	100	100	
		Fishing/hunting club, lodge	50 acres	200/200	5	35	125/125	50	100	100	
		Public utility structure, use	50 acres	200/200	5	35	125/125	50	100	100	
		Commercial excavation/mineral extraction	—	—	—	—	—	—	—	—	
	Small wind-power-generating facility										
	Telecommunications facility	Dimensional requirements are specified in § 480-34 of this chapter									

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	Standard Uses	Conditional Uses Permitted Upon Authorization of Planning Board	Minimum Lot		Maximum Percent of Lot to be Occupied by Building Area	Maximum Building Height (feet)	Minimum Yard Dimensions (setback in feet)			
			Area	Width			Front	Side		Rear
			Street/Shoreline (1) (square feet or acres)	Street/Shoreline (1) (feet)			Street/Shoreline (1)	One	Both	
CO Conservation Overlay		Uses permitted in the underlying district after review by the Planning Board as a conditional use in accordance with above standards applicable in the underlying district, except where the Board determines that the minimum standards are insufficient to achieve the purposes of this overlay district, in which case the Board will establish appropriate minimum standards for a project. In scenic river areas, minimum shoreline lot width shall be 750 feet. Does not apply to state lands.								
PD Planned		Cluster or otherwise modified development of uses permitted in the underlying district, two-family and multiple-family dwellings, and possible other uses which are deemed appropriate by the Planning and Town Boards based on demonstrated needs and benefits. Establishment of one or a combination of the following districts shall be made in accordance with the requirements of this chapter: P-R Planned Residential District P-Rec Planned Recreational District P-C/I Planned Commercial/Industrial District								
State Lands: W Wilderness WF Wild Forest I Intensive Use			Those uses permitted by the State of New York in accordance with the Adirondack Park Agency Act and the State Land Master Plan.							

NOTES:

* Without public or approved community water or sewer.

** With public or approved community water or sewer.

*** With public or approved community water and sewer (and located along a publicly maintained or legally dedicated street right-of-way).

— No standard applicable, except as may be indicated in § 480-15, Conditional use standards and procedures.

(1) “Street/shoreline” means streetfront lot/shoreline lot. The “shoreline” lot area and width applies to a shoreline lot where such standard is indicated. If a lot has both street and shoreline frontage, the “shoreline” front yard dimension applies to the shoreline yard where such standard is indicated, and the rear yard dimension applies to the street front yard.

(2) Also subject to minimum lot area of 1,000 square feet and 500 square feet, respectively, for each separate ground floor accommodation and upper floor accommodation.

(3) Also subject to average lot area of 8,000 square feet for each dwelling, and a minimum lot area of 4,000 square feet for each dwelling when land is subdivided for attached dwellings such as townhouses.

Street front lot width requirements shall not apply to lots on culs-de-sac, subject to review and approval of modified widths by the Planning Board.

Note: In addition to the above standard and conditional uses, certain accessory uses and structures may be permitted; see §§ 480-13 and 480-16.

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Other Conditional Uses Permitted in CB Subdistricts

Other Conditional Uses Permitted in Subdistricts of CB Districts as Identified by "X" Below, Upon Authorization of Planning Board							Minimum Lot		Maximum Percentage of Lot to be Occupied by Building Area	Maximum Building Height (feet)	Minimum Yard Dimension (setback in feet)			
							Area Street/Shoreline (1) (square feet or acres)	Width Street/Shoreline (1) (feet)			Front Street/Shoreline (1)	Side		Rear
												One	Both	
Other Conditional Uses	CB-1	CB-2	CB-3	CB-4	CB-5	CB-6								
Animal hospital, veterinarian's office	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Automobile, vehicle sales, rental	X					X	40,000	150	35	40	25/50	15	30	35
Automobile, vehicle service, major	X	X			X	X	40,000	150	35	40	25/50	15	30	35
Automobile, vehicle wash	X	X			X		40,000	150	35	40	25/50	15	30	35
Aviation facility	X					X	—	—	35	40	25/50	15	30	35
Bank, financial institution	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Boat sales, service	X				X	X	40,000	150	35	40	25/50	15	30	35
Building materials sales, storage	X					X	40,000	150	35	40	25/50	15	30	35
Clinic, medical/dental facility	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Club	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Commercial excavation, mineral extraction	X				X	X	40,000	150	35	40	25/50	15	30	35
Commercial recreation, tourist attraction	X				X	X	40,000	150	35	40	25/50	15	30	35
Convenience store with or without gas pumps		X			X	X	60,000	150	35	40	25/50	15	30	35
Day-care center	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Dormitory	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Drive-in facility	X	X			X	X	40,000	150	35	40	25/50	15	30	35
Eating/drinking establishment — bar	X	X		X	X	X	40,000	150	35	40	25/50	15	30	35
Eating/drinking establishment — fast-food restaurant	X	X			X	X	40,000	150	35	40	25/50	15	30	35
Eating/drinking establishment — nightclub/cabaret		X		X	X	X	40,000	150	35	40	25/50	15	30	35
Eating/drinking establishment — restaurant		X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Fuel sales, storage	X						40,000	150	35	40	25/50	15	30	35
Funeral home	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Gasoline station		X			X	X	80,000	150	35	40	25/50	15	30	35
Heavy equipment sales, storage	X					X	40,000	150	35	40	25/50	15	30	35
Kennel	X	X			X	X	40,000	150	35	40	25/50	15	30	35
Laundromat	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Lodging facility — lodging house	X	X		X	X	X	40,000	150	35	40	25/50	15	30	35
Lodging facility — hotel/motel/tourist cabin	X	X		X	X	X	1 acre (2)	200	35	40	25/50	15	30	35

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Other Conditional Uses Permitted in Subdistricts of CB Districts as Identified by "X" Below, Upon Authorization of Planning Board							Minimum Lot		Maximum Percentage of Lot to be Occupied by Building Area	Maximum Building Height (feet)	Minimum Yard Dimension (setback in feet)			
							Area Street/Shoreline (1) <i>(square feet or</i>	Width Street/Shoreline (1)			Front Street/Shoreline (1)	Side		Rear
												One	Both	
Light manufacturing/assembly	X					X	40,000	150	35	40	25/50	15	30	35
Marina				X			40,000	200	35	40	25/—	15	30	35
Manufactured housing sales, service	X						40,000	150	35	40	25/50	15	30	35
Nursing home	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Office, large		X		X	X	X	40,000	150	35	40	25/50	15	30	35
Personal service, large		X		X	X	X	40,000	150	35	40	25/50	15	30	35
Plumb., elec., heat, AC sales, service		X				X	40,000	150	35	40	25/50	15	30	35
Public/semipublic structure, use	X	X	X	X	X	X	40,000	150	35	40	25/50	15	30	35
Public utility structure, use	X	X	X	X	X	X	—	—	—	—	—	—	—	—
Research/scientific/technological facility		X				X	40000	150	35	40	25/50	15	30	35
Retail sales, large		X		X	X	X	40,000	150	35	40	25/50	15	30	35
Self-service storage facility	X	X				X	40,000	150	35	40	25/50	15	30	35
Shopping center	X	X				X	40,000	150	35	40	25/50	15	30	35
Snowmobile sales, service, storage	X	X			X	X	40,000	150	35	40	25/50	15	30	35
Theater		X		X	X	X	40,000	150	35	40	25/50	15	30	35
Warehouse	X	X				X	40,000	150	35	40	25/50	15	30	35

NOTES:

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- (2) Also subject to minimum lot area of 1,000 square feet and 500 square feet, respectively, for each separate ground floor accommodation and upper floor accommodation.