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]

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards				
District Intent	Timeipui Termited eses	Special cases (§ 110 01)	recessory eses (§ 110 15)		A	B B	С	D
RS-1 Residential Settlement: The	Agriculture (§ 110-49)	Active adult/senior care communities (§ 110-35)	Accessory apartments (§ 110-15I)	Minimums:		-	Ü	-
purpose of the RS-1 Residential	Conservation subdivisions (§ 110-48)	Bed-and-breakfasts (§ 110-20)	Class I home occupations (§ 110-28)	Lot area:	43,560 sf	43,560 sf	32,670 sf	21,780 sf
District is to provide reasonable	(subject to Planning Board review)	Cemeteries	Customary incidental uses and structures	Lot width:	150 ft.	125 ft.	125 ft.	100 ft.
standards for the development of	Essential services (§ 110-24)	Class II home occupations (§ 110-28)	Home day care	Lot depth:	200 ft.	175 ft.	150 ft.	150 ft.
residential areas in the vicinity of	One-family detached dwellings	Communications centers/towers (§ 110-41)	Private garages, tool houses and play houses	Front yard:	50 ft.	40 ft.	40 ft.	40 ft.
established residential centers, to	Public buildings*	Day-care facilities (home care only)	Private outdoor swimming pools (§ 110-15F)	Side yard:	30 ft.	25 ft.	25 ft.	25 ft.
encourage a greater variety of lot sizes	Public parks and playgrounds*	Multiple (multifamily) dwellings (§ 110-22)	Signs (§ 110-17)	Rear yard:	30 ft.	25 ft.	25 ft.	25 ft.
and housing types, to control	Two-family dwellings (§ 110-12A)	Places of worship, parish houses and parsonages	Vehicle and boat storage (§ 110-15H)	-				
development and otherwise to create				Maximums:				
conditions conducive to carrying out				Building coverage:	25%	25%	25%	35%
the purposes of this chapter.				Building height:	35 ft.	35 ft.	35 ft.	35 ft.
				A = On-site sewage an	d water			
				B = Central water only				
				C = Central sewage on				
	*Site plan review by Planning Board required.			D = Central sewage an				
					A	В	С	D*
HR-1 Hamlet Residential: This	Conservation subdivisions (§ 110-48)	Active adult/senior care communities (§ 110-35)	Accessory apartments (§ 110-15I)	Minimums:				
District is intended to provide for the	(subject to Planning Board review)	Agriculture (§ 110-49)	Class I home occupations (§ 110-28)	Lot area:	43,560 sf	43,560 sf	32,670 sf	10,890 sf
orderly growth of established	Essential services (§ 110-24)	Bed-and-breakfasts (§ 110-20)	Customary incidental uses and structures	Lot width:	150 ft.	125 ft.	125 ft.	75 ft.
residential areas, to prevent	One-family detached dwellings	Cemeteries	Home day care	Lot depth:	200 ft	175 ft	150 ft.	100 ft.
overcrowding of the land and to	Public buildings*	Class II home occupations (§ 110-28)	Private garages, tool houses and play houses	Front yard:	35 ft.	25 ft.	25 ft.	25 ft.
restrict those uses that are not	Public parks and playgrounds*	Clubs, lodges and fraternal organizations	Private outdoor swimming pools (§ 110-15F)	Side yard:	30 ft.	25 ft.	25 ft.	20 ft.
compatible with residential	Two-family dwellings (§ 110-12A)	Communications centers/towers (§ 110-41)	Signs (§ 110-17)	Rear yard:	30 ft.	25 ft.	25 ft.	20 ft.
neighborhoods, while allowing for		Community buildings	Vehicle and boat storage (§ 110-15H)					
moderate to higher density housing.		Medical clinics and offices (§ 110-34)		Maximums:				
		Mixed-use projects of allowed uses (§ 110-21)		Building coverage:	25%	25%	25%	35%
		Multiple (multifamily) dwellings (§ 110-22)		Building height:	35 ft.	35 ft.	35 ft.	35 ft.
		Neighborhood stores (§ 110-29)		Building neight.	35 10	20 10	22 11.	20 10
		Nurseries and greenhouses		* Note: A developer p	roviding central	sewage and wa	ter may reduce	lot areas to
		Nursery schools and day-care facilities		* Note: A developer providing central sewage and water may reduce lot are 7,500 square feet, lot widths to 50 feet and lot depths to 100 feet.			iot areas to	
		Places of worship, parish houses and parsonages		7,500 square reet, 10	t widths to 50 fe	et una fot acpui	s to 100 leet.	
		Professional offices		A = On-site sewage an	d water			
		Residential conversions (§ 110-220)		B = Central water only				
		Restaurants (sit-down dining, § 110-32) and taverns		C = Central sewage on				
	*Cita plan raviary by Dlanning Doord rai	Schools, colleges and education facilities		D = Central sewage an				
	*Site plan review by Planning Board required.			= communication				

PLATTEKILL CODE

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards					
					A	В	С	D	
RR-1.5 Rural Residential: This	Agricultural land uses, building and activities,	Active adult/senior care communities (§ 110-35)	Accessory apartments (§ 110-15I)	Minimums:					
district is intended to limit the density	including the growing of field, truck and tree	Bed-and-breakfasts (§ 110-20)	Class I home occupations (§ 110-28)	Lot area:	65,340 sf	65,340 sf	43,560 sf	32,670 sf	
of development within those areas of	crops, dairying, livestock raising, low-density	Campgrounds (§ 110-43)	Customary incidental uses and structures	Lot width:	200 ft.	200 ft.	150 ft.	125 ft.	
the Town that, due to steep grades,	poultry raising and similar agricultural uses	Cemeteries	Private garages, tool houses and play houses	Lot depth:	200 ft.	200 ft.	150 ft.	125 ft.	
other limiting physical factors or the	Conservation subdivisions (§ 110-48)	Class II home occupations (§ 110-28)	Private outdoor swimming pools (§ 110-15F)	Front yard:	50 ft.	50 ft.	40 ft.	40 ft.	
inaccessibility of public services, are	(subject to Planning Board review)	Clubs, lodges and fraternal organizations	Signs (§ 110-17)	Side yard:	50 ft.	50 ft.	40 ft.	40 ft.	
not suitable for intensive development	Essential services (§ 110-24)	Communications centers/towers (§ 110-41)	Stables (private - § 110-49A)	Rear yard:	50 ft.	50 ft.	40 ft.	40 ft.	
but can accommodate specialized low-	Forestry uses	Community buildings	Vehicle and boat storage (§ 110-15H)						
intensity uses requiring large land	Minimal impact uses (§ 110-11D)*	Extractive uses (§ 110-44)		Maximums:					
areas.	One-family detached dwellings	Instructional uses		Building coverage:	20%	25%	25%	25%	
	Public buildings*	Kennels (§ 110-49C)		Building height:	35 ft.	35 ft.	35 ft.	35 ft.	
	Public parks and playgrounds*	Manufactured (mobile) home parks (Code Ch. 68)							
	Two-family dwellings (§ 110-12A)	Medical clinics and offices (§ 110-34)		A = On-site sewage an	d water				
		Mixed use projects of allowed uses (§ 110-21)		B = Central water only					
		Multiple (multifamily) dwellings (§ 110-22)		C = Central sewage on	ly				
		Neighborhood stores (§ 110-29)		D = Central sewage an	d water				
		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							
	*Site plan review by Planning Board required.	Stables (commercial - § 110-49B)							
		Warehouses							

ZONING

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards					
	•	•	•		A	В	С	D	
AG-1.5 Agricultural: This district is	Agricultural land uses, building and activities,	Active adult/senior care communities (§ 110-35)	Accessory apartments (§ 110-15I)	Minimums:					
intended to encourage continuation of	including the growing of field, truck and tree	Campgrounds (§ 110-43)	Class I home occupations (§ 110-28)	Lot area:	65,340 sf	65,340 sf	65,340 sf	65,340 sf	
agriculture and related low-density	crops, dairying, livestock raising, low-density	Cemeteries	Customary incidental uses and structures	Lot width:	200 ft.	200 ft.	200 ft.	200 ft.	
uses compatible with the soil,	poultry raising and similar agricultural uses	Class II home occupations (§ 110-28)	Private garages, tool houses and play houses	Lot depth:	200 ft.	200 ft.	200 ft.	200 ft.	
topography and location of this district	Bed-and-breakfasts (§ 110-20)*	Clubs, lodges and fraternal organizations	Private outdoor swimming pools (§ 110-15F)	Front yard:	50 ft.	50 ft.	50 ft.	50 ft.	
and to preserve important natural and	(subject to Planning Board review)	Communications centers/towers (§ 110-41)	Signs (§ 110-17)	Side yard:	50 ft.	50 ft.	50 ft.	50 ft.	
economic resources.	Conservation subdivisions (§ 110-48)	Community buildings	Stables (private - § 110-49A)	Rear yard:	50 ft.	50 ft.	50 ft.	50 ft.	
	Essential services (§ 110-24)	Extractive uses (§ 110-44)	Vehicle and boat storage (§ 110-15H)	Real yard.	30 11.	30 11.	30 11.	50 It.	
	Forestry uses	Farm equipment sales and service		Marimuna					
	Minimal impact uses (§ 110-11D)*	Farm labor housing (§ 110-23)		Maximums:	200/	200/	200/	200/	
	Mixed use projects of allowed uses (§ 110-21)*	Kennels and animal hospitals (§ 110-49C)		Building coverage:	20%	20%	20%	20%	
	Nurseries and greenhouses*	Light industrial uses (§ 110-25)		Building height:	35 ft.	35 ft.	35 ft.	35 ft.	
	One-family detached dwellings (§ 110-51)	Multiple (multifamily) dwellings (§§ 110-22							
	Public buildings*	and 110-51)		A = On-site sewage an					
	Public parks and playgrounds*	Nursery schools and day-care facilities		B = Central water only					
	Sawmills (Type A)*	Outdoor recreation and amusement (§§ 110-6 and		C = Central sewage on					
	\ J1 /	110-45)		D = Central sewage an	d water				
		Places of worship, parish houses/parsonages							
		Resorts (§ 110-46)							
		Sawmills (Type B - § 110-39)							
		Stables (commercial - § 110-49B)							
	*Site plan review by Planning Board required.	Two-family dwellings (§ 110-12A)							
	p	Warehouses							
					A	В	С	D	
BD-40 Business: This district is	Bed-and-breakfasts (§ 110-20)*	Active adult/senior care communities (§ 110-35)	Class I and II home occupations (§ 110-28)	Minimums:			_		
intended to provide reasonable	Clubs, lodges and fraternal organizations*	Agriculture (§ 110-49)	Customary incidental uses and structures	Lot area:	40,000 sf	40,000 sf	30,000 sf	20,000 sf	
standards for the orderly expansion of	Community buildings*	Auto service, repair and filling stations (§ 110-16I)	Signs (§ 110-17)	Lot width:	150 ft.	125 ft.	125 ft.	100 ft.	
general retail and commercial uses and	Essential services (§ 110-24)	Car wash		Lot depth:	200 ft.	175 ft.	150 ft.	150 ft.	
to contribute to the soundness of the	Minimal impact uses (§ 110-11D)*	Commercial indoor recreation and entertainment		Front yard:	35 ft.	25 ft.	25 ft.	25 ft.	
Town's economic base.	Neighborhood stores (§ 110-29)*	Communications centers/towers (§ 110-41)		*Side yard:	25 ft.	25 ft.	25 ft.	20 ft.	
	One-family dwelling set back 300 feet from	Convenience stores		*Rear yard:	25 ft. 25 ft.	25 ft. 25 ft.	25 ft. 25 ft.	20 ft.	
	Rts. 32/44/55	Day care (commercial)		Real yald.	23 11.	23 11.	23 11.	20 It.	
	One-family dwelling, improvements to existing	Drive-in establishments (§ 110-31)							
	Personal services	Hotels and motels (§ 110-46)		Maximums:	100/	100/	~0°	500 /	
	Professional offices*	Instructional uses		Building coverage:	40%	40%	50%	50%	
	Public buildings*	Light industrial uses (§ 110-25)		Building height:	35 ft.	35 ft.	35 ft.	35 ft.	
	Public parks and playgrounds*	Medical clinics and offices (§ 110-34)							
	Specialty shops*	Mixed use projects of allowed uses (§ 110-21)		*Add 25 feet where ab	utting a residen	tial district bour	ndary		
		Mortuary and funeral homes (§ 110-33)							
		Multiple (multifamily) dwellings (§ 110-22)		A = On-site sewage an					
		Nurseries and greenhouses		B = Central water only					
		One-family dwelling connected to business		C = Central sewage on					
		Public transportation facilities		D = Central sewage an	d water				
		Restaurants (sit-down dining)							
		Retail and service establishments (§ 110-37)							
		Supermarkets							
	*Site plan review by Planning Board required.	Taverns (§ 110-32)							
	The state of the s	Warehouses							
		Wholesale businesses							
		Hotobare dubinobbed	I	1					

PLATTEKILL CODE

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards					
	-	-			A	В	С	D	
BD-60 Light Business: This district is	Bed-and-breakfasts (§ 110-20)*	Active adult/senior care communities (§ 110-35)	Class I and II home occupations (§ 110-28)	Minimums:					
intended to provide reasonable	Clubs, lodges and fraternal organizations*	Agriculture (§ 110-49)	Customary incidental uses and structures	Lot area:	60,000 sf	60,000 sf	40,000 sf	30,000 sf	
standards for the orderly expansion of	Community buildings*	Auto service, repair and filling stations (§ 110-16I)	Signs (§ 110-17)	Lot width:	200 ft.	175 ft.	150 ft.	150 ft.	
general retail and commercial uses and	Essential services (§ 110-24)	Automotive and vehicular sales and rentals		Lot depth:	200 ft.	175 ft.	150 ft.	150 ft.	
to contribute to the soundness of the	Minimal impact uses (§ 110-11D)*	Commercial indoor recreation and entertainment		Front yard:	35 ft.	25 ft.	25 ft.	25 ft.	
Town's economic base, but limiting	Neighborhood stores (§ 110-29)*	Communications centers/towers (§ 110-41)		*Side yard:	25 ft.	25 ft.	25 ft.	20 ft.	
the intensity and range of uses to those	Nurseries and greenhouses*	Day care (commercial)		*Rear yard:	25 ft.	25 ft.	25 ft.	20 ft.	
compatible with surrounding uses and	One-family dwelling set back 300 feet from	Flea markets (commercial - § 110-50)		real faire.	20 10.	20 10	20 10	2010	
districts.	Rts. 32/44/55	Funeral homes/mortuaries (§ 110-33)		Maximums:					
	One-family dwelling, improvements to existing	Hotels and motels (§ 110-46)		Building coverage:	30%	30%	40%	40%	
	Personal services	Instructional uses		Building height:	35 ft.	35 ft.	35 ft.	35 ft.	
	Professional offices*	Kennels and animal hospitals (§ 110-49C)		Building neight.	33 II.	<i>33</i> It.	<i>33</i> II.	33 It.	
	Public buildings*	Light industrial uses (§ 110-25)		* 4 11 25 C	44	1.1.11.4.4.1.4.1	4		
	Public parks and playgrounds*	Medical clinics and offices (§ 110-34)		*Add 25 feet where ab	utting a resident	iai district bour	idary		
	Specialty shops*	Mixed use projects of allowed uses (§ 110-21)		A 0	4				
		Multiple (multifamily) dwellings (§ 110-22)		A = On-site sewage an					
		One-family dwelling connected to business		B = Central water only					
		Outdoor recreation and amusement (§§ 110-6 and		C = Central sewage on					
		110-45)		D = Central sewage an	u water				
		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							
	*Site plan review by Planning Board required.	Warehouses							
		Wholesale businesses							
					A	В	C	D	
GB-80 General: This district is	Agriculture (§ 110-49)	Adult uses (§ 110-36)	Customary incidental uses and structures	Minimums:					
intended to encourage the orderly	Auto service, repair and filling stations (§ 110-16I)*	Crematoriums	Signs (§ 110-17)	Lot area:	80,000 sf	80,000 sf	40,000 sf	40,000 sf	
development of the Town's	Automotive and vehicular sales and rentals*	Communications centers/towers (§ 110-41)		Lot width:	200 ft.	200 ft.	125 ft.	125 ft.	
transportation-related and heavy	Commercial indoor recreation and entertainment*	Flea markets (commercial - § 110-50)		Lot depth:	200 ft.	200 ft.	175 ft.	175 ft.	
impact activities in such fashion as to	Essential services (§ 110-24)	Junkyards		Front yard:	50 ft.	50 ft.	25 ft.	25 ft.	
be compatible with adjacent land uses	Light industrial uses (§ 110-25)*	Kennels and animal hospitals (§ 110-49C)		Side yard:	50 ft.	50 ft.	25 ft.	25 ft.	
and to contribute to the soundness of	Nurseries and greenhouses*	Mixed use projects of allowed uses (§ 110-21)		Rear yard:	50 ft.	50 ft.	25 ft.	25 ft.	
the Town's economic base.	Public transportation facilities*	Off-road and motorized vehicle uses (§ 110-54)							
	Wholesale businesses*	Outdoor recreation and amusement (§§ 110-6 and		Maximums:					
		110-45)		Building coverage:	25%	25%	40%	40%	
		Outdoor storage facilities (§ 110-27)		Building height:	35 ft.	35 ft.	35 ft.	35 ft.	
		Trucking terminals		Building height.	<i>33</i> It.	33 11.	33 11.	33 It.	
		Warehouses	*Add 25 feet where abutting a residential district boundary						
					2		,		
				A = On-site sewage an	d water				
				B = Central water only					
	*Site plan review by Planning Board required.			C = Central sewage on					
	She plan review by Flaming board required.			D = Central sewage an	•				

ZONING

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. Agricultural land uses, building and activities, including the growing of field, truck and tree are rown's mountain ridge and associated crops, dairying, livestock raising, low-density poultry raising and similar agricultural uses Campgrounds (§ 110-20) Campgrounds (§ 110-43) Campgrounds (§ 110-43) Cemeteries Class II home occupations (§ 110-28) Private garages, tool houses and play houses of the conservation subdivisions (§ 110-48) (subject to Planning Board review) Essential services (§ 110-24) Community buildings Accessory apartments (§ 110-15I) Cass II home occupations (§ 110-28) Private garages, tool houses and play houses of the conservation subdivisions centers/towers (§ 110-17) Signs (§ 110-17) Signs (§ 110-15H) Rear var		В	С	D
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 and special contributions. The special contribution in the special contribution is				
Forestry uses One-family detached dwellings Outdoor recreation, light (trails, picnic areas) Public buildings* Public parks and playgrounds* Two-family dwellings A = On-signature of the process of the	depth: 300 ft. ont yard: 50 ft. e yard: 50 ft. ar yard: 50 ft.	130,680 sf 250 ft. 300 ft. 50 ft. 50 ft. 50 ft. 10% 35 ft.	130,680 sf 250 ft. 300 ft. 50 ft. 50 ft. 10% 35 ft.	130,680 sf 250 ft. 300 ft. 50 ft. 50 ft. 10% 35 ft.