

ZONING

199 Attachment 3 – Schedule I

Schedule I
Table of Use and Bulk Requirements

Zoning District	Principal Use	Use Type	Minimum Lot:			Minimum Yards (ft):				Development Coverage (%)	Max. Height		Accessory Uses
			Area	Width (ft)	Depth (ft)	Front	Rear	Side, 1	Side, 2/3		Stakes	Feet	
VILLAGE ADJACENT AREA	Single-family detached or attached dwelling	P	2 ac	150	200	50	50	50	100	25	2.5	30	Off-street parking.
	Single-family detached or attached dwelling (with central water and sewer)	P	1 ac	100	100	25	25	25	50	25	2.5	30	Signs.
	Single-family detached or attached dwelling (with central water and sewer) through transfer of development rights	P	5000 sf	35	100	25	25	5	15	25	2.5	30	Swimming pools accessory to single-family dwelling.
	Two-family dwelling	P	4 ac	150	200	50	50	50	100	25	2.5	30	Keeping of domestic animals as pets.
	Two-family dwelling (with central water and sewer)	P	2 ac	100	100	25	35	25	50	25	2.5	30	Home occupation.
	Two-family dwelling (with central water and sewer) through transfer of development rights	P	10000 sf	75	100	25	25	10	20	25	2.5	30	Other accessory uses customarily incidental to the principal use.
	Senior housing	SU	5 ac	200	300	50	50	75	150	35	2.5	30	Small-scale Solar
	Library	P	1 ac	150	200	50	50	50	100	50	2.5	30	
	Elementary school, secondary school	P	3 ac	200	300	50	75	75	150	40	1	15	
	Neighborhood place of worship	P	1 ac	150	200	50	50	50	100	50	2.5	30	
	Public parks and playgrounds	P	5000 sf	50	50	15	15	15	15	25	1	15	
	Art galleries and museums	P	10000 sf	75	100	25	25	25	50	50	2.5	30	
	Antique and gift shops	P	10000 sf	75	100	25	25	25	50	50	2.5	30	
	Health services, including medical offices, labs	P	20000 sf	100	150	25	50	30	60	50	2.5	30	
	Community facilities, emergency	P	20000 sf	100	150	25	50	30	60	50	2.5	30	
	Community facilities, non-emergency	P	20000 sf	100	150	25	50	30	60	50	2.5	30	
	Bed-and-breakfast	SU	1 ac	100	150	25	35	30	60	25	2.5	30	
	Hotel or motel	SU	2 ac	200	150	25	100	75	150	40	2.5	30	
	Retail, service commercial and office uses including medical offices (shall not exceed 4,000 sf gross floor area in the vicinity of Bloomingburg and 8,000 sf gross floor area in the vicinity of Wartons)	P	20000 sf	100	150	25	50	25	50	40	2.5	30	
	Indoor recreation: bowling alley, skating rink	SU	1 ac	150	200	50	50	50	100	50	2.5	30	
Indoor entertainment: movie theater, music hall	SU	1 ac	150	200	50	50	50	100	50	2.5	30		
Auto-related repair, gasoline filling station	SU	1 ac	150	200	50	50	50	100	50	1	15		
Senior housing	SU	5 ac	200	300	50	50	75	150	35	2.5	30		
Public utilities	SU	1 ac	150	200	50	50	50	100	50	1	15		
Large Scale Solar	SU	c	250		100	75	75	150		5			
Brewery, Cider, Winery or Distillery	SU	2 ac	150	200	50	50	25	50	50	2.5	30		

Notes
 Use Type:
 (P) = Permitted Use
 (SU) = Special Use Requiring Approval from the Planning Board

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Zoning District	Principal Use	Use Type	Minimum Lot:				Minimum Yards (ft):				Development Maximum Height			Accessory Uses
			Area	Width (ft)	Depth (ft)	Front	Rear	Side, 1	Side, 2/3	Coverage (%)	Stories	Feet		
AD - Airport Development Area	Agricultural farm operation - non-livestock	P	1 ac	150	200	50	25	25	50	25	2.5	30	Off-street parking.	
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30	Signs.	
	Airport	P	50 ac	500	750	100	100	50	100	25	2.5	30	Small scale solar	
	Aviation sales and repair	P	40000 sf	150	200	50	50	25	50	50	2.5	30	Agri-tourism	
	Office and research	P	40000 sf	150	200	50	50	25	50	50	3	25	Accessory storage.	
	Research, experimental and laboratory testing	P	40000 sf	150	200	50	50	50	100	50	4	25	Other accessory uses customarily incidental to the principal use.	
	Lumber, building and farm supply yards	P	40000 sf	150	200	50	50	50	100	50	2.5	30		
	Restaurants, excluding drive-through	P	40000 sf	150	200	50	50	25	50	50	2.5	30		
	Agribusiness	SU	10 ac	200	300	75	75	75	150	35	4	25		
	Motor vehicle and equipment repair	SU	40000 sf	150	200	50	50	50	100	50	2.5	30		
	Franchise automotive sales	SU	40000 sf	150	200	50	50	50	100	50	2.5	30		
	WTS facility	SU	30000 sf	100	200	25	25	25	50	10	n/a	150		
	Large Scale Solar	SU		250		100	75	75	150					
Public utilities	SU	40000 sf	150	200	50	50	50	100	50	2.5	30			

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For office and research uses, the Planning Board, at its discretion, may approve up to sixty-five percent development coverage, provided the applicant submits a stormwater management plan which shall control stormwater by infiltration methods or other best management practices and incorporates water quality protection measures in a manner accessible to the Planning Board. The Planning Board shall also require appropriate landscaping to mitigate potential visual impacts associated with large expanses of impervious surfaces.

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			Area	Width (ft)	Depth (ft)	Front	Rear	Side, 1	Side, 2/Back		Stories	Feet	
IC - Interchange Commercial	Agricultural farm operation - non-livestock	P	1 ac	100	200	25	25	25	50	25	2.5	30	Signs
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30	Small scale solar
	Distribution facilities	P	40000 sf	150	200	50	50	50	100	50	2.5	30	Agriculturism
	Office and research business park	P	5 ac	300	400	100	100	75	150	60	2.5	30	Other accessory uses customarily incidental to the principal use.
	Medical offices	P	40000 sf	150	200	50	50	50	100	50	2.5	30	
	Conference center	P	40000 sf	150	200	50	50	50	100	50	2.5	30	
	Park and Ride	P	40000 sf	150	200	50	50	50	100	50	2.5	30	
	Tow business	P	40000 sf	150	200	50	50	50	100	50	2.5	30	
	Public or Private Emergency Service Providers	P	40000 sf	150	200	50	50	50	100	50	2.5	30	
	Tourist information buildings or kiosks	P	30000 sf	100	200	25	25	25	50	10	2.5	30	
	Agribusiness	SU	10 ac	200	300	75	75	75	150	35	2.5	30	
	Golf course	SU	75 ac	400	600	100	100	100	200	25	2.5	30	
	Resort hotel	SU	10 ac	200	300	100	100	50	100	40	2.5	30	
	Hotel or motel	SU	7 ac	200	300	100	100	75	150	35	2.5	30	
	Planned residential development (PRD)	SU	25 ac	300	400	100	100	100	200	25	3.5	40	
	Veterinary, animal hospital	SU	3 ac	200	300	100	100	75	150	35	2.5	30	
	Accessory day-care facilities	SU	n/a										
	Public utilities	SU	3 ac	200	200	100	100	75	150	35	2.5	30	
	WTS facility	SU	30000 sf	100	200	25	25	25	50	10	n/a	150	
	Gasoline filling station/convenience store	SU	40000 sf	150	200	50	50	50	100	50	2.5	30	
Restaurant	SU	2 ac	150	200	50	50	50	100	40	2.5	30		
Truck Stop/Travel Center	SU	5 ac	300	400	100	100	75	150	60	2.5	30		
Breweries, Cideries, Wineries or Distilleries	SU	2 ac	150	200	50	50	25	50	50	2.5	30		
Large Scale Solar	SU		250		100	75	75	150					

Notes

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Zoning District	Principal Use	Use Type	Minimum Lot:			Minimum Yard (ft):				Development Coverage (%)	Max. Height		Accessory Uses
			Area	Width (ft)	Depth (ft)	Front	Rear	Side, 1	Side, Both		Stories	Feet	
FRD	Single-family detached dwelling (refer to 199-16)	P	10 ac	200	300	50	50	50	100	5	2.5	30	Signs.
Planned Resort - Office Development	Agricultural farm operation - non-livestock	P	1 ac	150	200	25	25	25	50	25	2.5	30	Off-street parking.
	Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30	Small scale solar
	Educational, interpretive and research center	P	40000 sf	150	200	50	50	50	100	30	2.5	30	Atrium
	Golf course	P	75 ac	400	600	100	100	100	200	25	2.5	30	Day-care center accessory to PRC and office-business park.
	Commercial outdoor recreation	P	25 ac	400	400	100	100	100	200	5	1	15	Other accessory uses customarily incidental to the principal use.
	Horticultural Specialty	P	10 ac	200	300	50	50	50	100	5	1	15	
	Planned resort community (PRC)	P	100ac			Refer to Section 199-18 and Schedule II							
	Planned residential development (PRD)	SU	25ac	300	400	100	100	100	200	25	3.5	40	
	Resort hotel; country inn	SU	25 ac	300	400	100	100	100	200	25	2.5	30	
	Dude ranch	SU	25 ac	300	400	100	100	75	150	10	1	15	
	Medical offices	P	40000 sf	150	200	50	50	50	100	30	2.5	30	
	Office and research business park	SU	10 ac	200	300	75	75	75	150	40	3	30	
	Breweries, Cideries, Wineries or Distilleries	SU	2 ac	150	200	50	50	25	50	50	2.5	30	
	Restaurant	SU	40000 sf	150	200	50	50	50	100	30	2.5	30	
	Conference center	SU	10 ac	200	300	75	75	75	150	40	2.5	30	
	Public utilities	SU	3 ac	200	200	100	100	75	150	35	2.5	150	
WTS facility	SU	30000 sf	100	200	25	25	25	50	10	n/a			
Large Scale Solar	SU		250		100	75	75	150					

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			Area	Width (ft)	Depth (ft)	Front	Rear	Side, 1	Side, 2/3		Stories	Feet	
RVP RIDGE AND VALLEY PROTECTION	Single-family detached dwelling	P	10 ac	200	300	50	50	50	100	5	2.5	20	Off-street parking.
	Wildlife, open space and game preserves	P	25 ac	200	200	50	50	50	100	1	1	15	Signs as regulated in Article VI
	Limited mixed-use resort development	P											Swimming pools accessory to single-family residence.
	Country inn	SU	50 ac	500	750	100	200	100	200	20	3.5	40	Stables accessory to single-family residence.
	Bed and breakfast	SU	10 ac	150	200	100	200	50	100	10	2.5	30	Raising of domestic animals as pets or a hobby.
	Educational, research and interpretative centers	SU	25 ac	200	200	50	50	50	100	5	1	15	Boathouses and boat docks.
	Horticultural Specialty	SU	10 ac	150	150	100	100	50	100	5	2.5	30	Pets.
WTS facility		SU	30,000 sf	100	200	25	25	25	50	10	n/a	150	Other accessory uses customarily incidental to the principal use.
	Breweries, Cideries, Wineries or Distilleries	SP	10 ac	150	200	50	50	25	50	50	2.5	20	Small Scale Solar Agritourism accessory to horticultural specialty Small Scale Farms
MG MOUNTAIN GREENBELT	Single-family detached dwelling (refer to 199-36)	P	10 ac	200	300	50	50	50	100	5	2.5	20	Off-street parking.
	Commercial outdoor recreation	P	25 ac	400	400	100	100	100	200	5	1	15	Signs as regulated in Article VI
	Horticultural Specialty	P	10 ac	200	300	50	50	50	100	5	1	15	Swimming pools accessory to single-family residence.
	Agricultural farm operation – non-livestock	P	1 ac	100	200	25	25	25	50	25	2.5	30	Stables accessory to single-family residence.
	Agricultural farm operation – livestock	P	7 ac	150	230	100	200	50	100	10	2.5	30	Small Scale Farms
	Bed-and-breakfast	SU	5 ac	150	200	50	50	50	100	5	2.5	30	Raising of domestic animals as pets or a hobby.
	Golf course	SU	75 ac	400	600	100	100	100	200	10	2.5	30	Boathouses and boat docks.
	Resort, country inn	SU	25 ac	300	400	100	100	100	200	25	2.5	30	Pets.
	Conference center	SU	10 ac	200	300	75	75	75	150	40	2.5	30	Small scale solar
	Campus-Type Office and research business park	SU	10 ac	200	300	75	75	75	150	40	2.5	30	Agritourism
	Dude ranch	SU	25 ac	300	400	100	100	75	150	10	1	15	Home occupation.
	Summer and day camps	SU	10 ac	200	300	100	100	75	150	25	1	15	
	Cemetery	SU	5 ac	200	300	50	50	75	150	40	1	15	Other accessory uses customarily incidental to the principal use.
	Kennels	SU	3 ac	300	300	100	100	100	200	25	1	15	
	Restaurant	SU	5 ac	200	300	50	50	75	150	40	2.5	30	
	Red and gun club	SU	100 ac	600	600	100	100	100	200	15	2.5	30	
	Commercial outdoor shooting range	SU	100 ac	800	800	100	300	300	600	15	2.5	30	
Public utilities	SU	3 ac	200	200	100	100	75	150	15	1	15		
Vacation campground	SU	10 ac	200	300	100	100	75	150	25	1	15		
WTS facility	SU	30,000 sf	100	200	25	25	25	50	10	n/a	150		
Large Scale Solar	SU		250		100	75	75	150					
Breweries, Cideries, Wineries or Distilleries	SP	2 ac	150	200	50	50	25	50	50	2.5	20		

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				Width	Front	Rear	Side, 1	Side, 2	Side, Both	Stories	Feet				
RESIDENTIAL	Single-family detached dwelling	P	3 ac	150	200	50	50	40	80	5	2.5	30	Off-street parking.		
	Horticultural Specialties	P	5 ac	150	200	50	50	50	100	5	1	15	Swimming pools accessory to single-family residence.		
AGRICULTURAL	Agricultural farm operation – non-livestock	P	1 ac	150	200	25	25	25	50	25	2.5	30	Stables accessory to single-family residence.		
	Agricultural farm operation – livestock	P	7 ac	150	250	100	200	50	100	10	1.5	30	Small Scale Farms		
	Bed-and-breakfast	SU	3 ac	150	200	50	50	50	100	5	2.5	30	Keeping of domestic animals as pets.		
	Art gallery; artisan studio/shop	P	3 ac	150	200	50	50	50	100	5	2.5	30	Small Scale Solar		
	Golf course	SU	75 ac	400	600	100	100	100	200	10	2.5	30	Agriculturism		
	Commercial dude ranch	SU	25 ac	300	400	100	100	75	150	5	2.5	30	Home occupation.		
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15	Signs.		
	Kennels	SU	5 ac	300	300	100	100	100	200	25	1	15	Other accessory uses customarily incidental to the principal use.		
	Art galleries; museums; antiques; gift shops	SU	3 ac	150	200	50	50	50	100	2	2.5	30			
	Vacation campground	SU	10 ac	200	300	100	100	75	150	25	1	15			
	Public utilities	SU	3 ac	200	200	100	100	75	150	50	2.5	30			
	Large Scale Solar	SU	2 ac	250	100	75	75	150	50	50	2.5	30			
	Breweries, Cideries, Wineries or Distilleries	SP	2 ac	150	200	50	50	25	50	50	2.5	30			
	BR	Single-family, detached (non central water or sewer)	P	2 ac	150	200	50	50	40	80	25	2.5	30	Off-street parking.	
BURKLINGHAM RESIDENTIAL	Single-family, detached (with central water and/or sewer)	P	1 ac	200	150	25	35	30	60	5	2.5	30	Signs.		
	Horticultural Specialties	P	5 ac	150	200	50	50	50	100	5	1	15	Swimming pools accessory to single-family residence.		
RESIDENTIAL	Agricultural farm operation – non-livestock	P	1 ac	150	200	25	25	25	50	25	2.5	30	Keeping of domestic animals as pets.		
	Agricultural farm operation – livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30	Small Scale Farms		
	Bed-and-breakfast	SU	3 ac	150	200	50	50	50	100	5	2.5	30	Stables accessory to single-family residence		
	Golf course	SU	75 ac	400	600	100	100	100	200	10	2.5	30	Agriculturism		
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15	Home occupation.		
	Public utilities	SU	3 ac	200	200	100	100	75	150	15	2.5	30	Other accessory uses customarily incidental to the principal use.		
	Restaurant	SU	5 ac	200	300	50	50	75	150	40	2.5	30			
	Art galleries; museums; antiques; gift shops	SU	2 ac	150	200	50	50	50	100	25	2.5	30			
	Large Scale Solar	SU	2 ac	250	100	75	75	150	50	50	2.5	30			
	Breweries, Cideries, Wineries or Distilleries	P	2 ac	150	200	50	50	25	50	50	2.5	30			

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				Width (ft)	Depth (ft)	Front	Rear	Side, 1	Side, Both	Stories		Feet		
NR NEIGHBORHOOD RESIDENTIAL	Single-family detached dwelling	P	2 ac	100	150	25	35	40	80	25	2.5	30	Off-street parking.	
	Single-family detached dwelling (with central water or sewer)	P	30000 sf	100	100	25	25	25	50	25	2.5	30	Signs.	
	Single-family detached dwelling (with central water and sewer) through transfer of development rights	P	10000 sf	75	100	25	25	25	50	25	2.5	30	Swimming pools accessory to single-family dwelling.	
	Two-family dwelling (without central water or sewer)	SU	2 ac	150	200	50	50	50	100	35	2.5	30	Stables accessory to single-family dwelling.	
	Two-family dwelling (with central water and sewer) through transfer of development rights	P	20000 sf	75	100	25	35	25	50	25	2.5	30	Small-scale farms	
	Horticultural Specialties	P	3 ac	150	200	50	50	50	100	5	1	15	Keeping of domestic animals as pets.	
	Public parks and playgrounds	P	5,000 sf	50	50	15	15	15	15	25	1	15	Agri-tourism	
	Elementary schools	P	3 ac	200	300	50	75	75	150	50	2.5	30	Small scale solar	
	Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15	Home occupation.	
	Restaurant	SU	2 ac	150	200	50	50	50	100	40	2.5	30	Other accessory uses customarily incidental to the principal use.	
	Planned residential development	SU	25 ac	300	400	100	100	100	200	40	3.5	40		
	Hotel or motel	SU	3 ac	200	300	50	75	75	150	35	2.5	30		
	Golf course	SU	75 ac	400	600	100	200	100	200	15	2.5	30		
	Boat sales and rentals	SU	3 ac	200	300	75	75	75	150	40	1	15		
	Art galleries; museums; antiques and gift shops	SU	20000 sf	100	100	25	35	25	50	25	2.5	30		
	Retail convenience use (maximum 2,000 sf gfa)	SU**	20000 sf	100	100	25	35	25	50	25	2.5	30		
Large Scale Solar	SU		250	100	75	75	150							
LAKE NEIGHBORHOOD RESIDENTIAL	Single-family detached dwelling	P	2 ac	100	150	25	35	40	80	25	2.5	30	Off-street parking.	
	Restaurant	SU	2 ac	150	200	50	50	50	100	40	2.5	30	Home occupation.	
	Art galleries; museums; antiques and gift shops	SU	20000 sf	100	100	25	35	25	50	25	2.5	30	Other accessory uses customarily incidental to the principal use.	
	Retail convenience use (maximum 2,000 sf gfa)	SU**	20000 sf	100	100	25	35	25	50	25	2.5	30	Signs. Swimming pools accessory to single-family dwelling. Small Scale solar Keeping of domestic animals as pets.	

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*Central water and/or sewer must be a Town-endorsed water system and sewer system as defined in § 199-6.

**In the NR or LN Zone, these special uses are permitted only on county or state roads and not within a previously approved residential subdivision.

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Use Type	Area	100'	150'	200'	250'	300'	350'	400'	450'	500'	550'	600'	650'	700'	750'	800'	850'	900'	950'	1000'	Notes
HC HAMLET CENTER*	Single-family detached dwelling	P	1 ac	100	150	25	35	50	60	25	2.5	30	Off-street parking.								
	Single-family detached dwelling (with central water and sewer)	P	30000 sf	100	100	25	25	25	50	25	2.5	30	Signs.								
	Single-family detached dwelling (with central water and sewer)	P	20000 sf	75	100	25	25	25	50	25	2.5	30	Swimming pools accessory to single-family dwelling.								
	Single-family detached dwelling (with central water and sewer) through transfer of development right		5000 sf										Stables accessory to single-family dwelling.								
	Two-family dwelling (without central water or sewer)	SU*	1.5 ac	150	200	50	50	50	100	35	2.5	30	Keeping of domestic animals as pets.								
	Two-family dwelling (with central water and sewer)	P	40000 sf	75	100	25	35	25	50	25	2.5	30	Small scale solar.								
	Two-family dwelling (with central water and sewer) through transfer of development right	P	10000 sf										Other accessory uses customarily incidental to the principal use.								
	Micro-home on individual lot (with central water and sewer)	P	5000	25	100	25	10	5	10	25	2	26	Micro-home containing one residential unit accessory to single-family detached residence and meeting all yard, height and coverage requirements, and subject to adequate wastewater disposal facilities.								
	Micro-homes on common lot	SU	1 ac	75	100	25	25	25	50	25	2	26	Agriculturism								
	Agricultural farm operation - non-livestock	P	1 ac	150	200	25	25	25	50	25	2.5	30									
Agricultural farm operation - livestock	P	7 ac	150	250	100	200	50	100	10	2.5	30										
Public parks and playgrounds	P	5,000 sf	50	50	15	15	15	15	25	1	15										
Community facilities, non-emergency	P	20000 sf	100	150	25	50	30	60	50	2.5	30										
Community facilities, emergency	P	20000 sf	100	150	25	50	30	60	50	2.5	30										
Library	P	1 ac	150	200	50	50	50	100	50	2.5	30										
Bed-and-breakfast, Country Inn	SU*	1 ac	100	150	25	35	40	80	25	2.5	30										
Summer and day camps	SU	25 ac	300	400	100	100	75	150	25	1	15										
Restaurant; tavern; bar	SU*	20000 sf	100	100	25	35	25	50	25	2.5	30										
Planned residential development	SU*	25 ac	300	400	100	100	100	200	25	3.5	40										
Motel or hotel	SU*	3 ac	200	300	50	75	75	150	35	2.5	30										
Golf course	SU	75 ac	400	600	100	200	100	200	15	2.5	30										
Elementary schools, community centers	SU*	3 ac	200	300	50	75	75	150	50	2.5	30										
Art galleries; museums; antiques; gift shops; artium shops	SU*	10000 sf	75	100	25	25	25	50	50	2.5	30										
Retail, service commercial, sporting equipment rental including bikes and boats, and office uses (structures shall not exceed 2,000 sf)	SU*	10000 sf	75	100	25	25	25	50	50	2.5	30										
Agribusiness, limited to properties with frontage on Rte. 299	SU	10 ac	200	300	75	75	75	150	35	2.5	30										
Mixed Use	SU																				
Large Scale Solar	SU		250		100	75	75	150													
Breweries, Cideries, Wineries or Distilleries	SU	40,000 sf	100	100	25	35	25	50	25	2.5	30										

Notes
 *In the HC Zone, these special uses are permitted only within a radius of 1,500 feet of the center of the following intersections:
 Westbrookville - CR 163 and U.S. Route 209
 Summitville - Summitville Road and Mt. Vernon Road
 Philipport - Philipport Road and U.S. Route 209

Use Type:
 (P) = Permitted Use
 (SU) = Special Use Requiring Approval from the Planning Board
 *Central water and/or sewer must be a Town-endorsed water system and sewer system as defined in § 199-6.