

Town of Plattekill Zoning Law - Schedule of District Regulations																																																											
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<p><b>RS-1 Residential Settlement:</b> The purpose of the RS-1 residential District is to provide reasonable standards for the development of residential areas in the vicinity of established residential centers, to encourage a greater variety of lot sizes and housing types, to control development and otherwise to create conditions conducive to carrying out the purposes of this chapter.</p>	<p>Agriculture (§110-49) Conservation subdivisions (§110-48) (subject to Planning Board review) Essential services (§110-24) One-family detached dwellings Public buildings* Public parks and playgrounds* Two-family dwellings (§110-12.A)</p> <p>* Site Plan Review by Planning Board required.</p>	<p>Active adult / senior care communities (§110-35) Bed and breakfasts (§110-20) Cemeteries Class II home occupations (§110-28) Communications centers/towers (§110-41) Day care facilities (home care only) Multiple (multi-family) dwellings (§110-22) Places of worship, parish houses &amp; parsonages</p>	<p>Accessory apartment (§110-15.I) Class I home occupations (§110-28) Customary incidental uses and structures Home day care Private garages, tool houses &amp; play houses Private outdoor swimming pools (§110-15.F) Signs (§110-17) Vehicles &amp; boat storage (§110-15.H)</p>	<table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> </tr> </thead> <tbody> <tr> <td><b>Minimums:</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot area:</td> <td>43,560 sf</td> <td>43,560 sf</td> <td>32,670 sf</td> <td>21,780 sf</td> </tr> <tr> <td>Lot width:</td> <td>150 ft</td> <td>125 ft</td> <td>125 ft</td> <td>100 ft</td> </tr> <tr> <td>Lot depth:</td> <td>200 ft</td> <td>175 ft</td> <td>150 ft</td> <td>150 ft</td> </tr> <tr> <td>Front yard:</td> <td>50 ft</td> <td>40 ft</td> <td>40 ft</td> <td>40 ft</td> </tr> <tr> <td>Side yard:</td> <td>30 ft</td> <td>25 ft</td> <td>25 ft</td> <td>25 ft</td> </tr> <tr> <td>Rear yard:</td> <td>30 ft</td> <td>25 ft</td> <td>25 ft</td> <td>25 ft</td> </tr> <tr> <td><b>Maximums:</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building coverage:</td> <td>25%</td> <td>25%</td> <td>25%</td> <td>35%</td> </tr> <tr> <td>Building height:</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> </tr> </tbody> </table> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage &amp; water</p>		A	B	C	D	<b>Minimums:</b>					Lot area:	43,560 sf	43,560 sf	32,670 sf	21,780 sf	Lot width:	150 ft	125 ft	125 ft	100 ft	Lot depth:	200 ft	175 ft	150 ft	150 ft	Front yard:	50 ft	40 ft	40 ft	40 ft	Side yard:	30 ft	25 ft	25 ft	25 ft	Rear yard:	30 ft	25 ft	25 ft	25 ft	<b>Maximums:</b>					Building coverage:	25%	25%	25%	35%	Building height:	35 ft	35 ft	35 ft	35 ft
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<p><b>HR-1 Hamlet Residential:</b> This District is intended to provide for the orderly growth of established residential areas, to prevent overcrowding of the land and to restrict those uses that are not compatible with residential neighborhoods, while allowing for moderate to higher density housing.</p>	<p>Conservation subdivisions (§110-48) (subject to Planning Board review) Essential services (§110-24) One-family detached dwellings Public buildings* Public parks and playgrounds* Two-family dwellings (§110-12.A)</p> <p>* Site Plan Review by Planning Board required.</p>	<p>Active adult / senior care communities (§110-35) Agriculture (§110-49) Bed and breakfasts (§110-20) Cemeteries Class II home occupations (§110-28) Clubs, lodges and fraternal organizations Communications centers/towers (§110-41) Community buildings Medical clinics and offices (§110-34) Mixed use projects of allowed uses (§110-21) Multiple (multi-family) dwellings (§110-22) Neighborhood stores (§110-29) Nurseries and greenhouses Nursery schools &amp; day care facilities Places of worship, parish houses &amp; parsonages Professional offices Residential conversions (§110-22.O) Restaurants (sit-down dining, §110-32) and taverns Schools, colleges &amp; education facilities</p>	<p>Accessory apartment (§110-15.I) Class I home occupations (§110-28) Customary incidental uses and structures Home day care Private garages, tool houses &amp; play houses Private outdoor swimming pools (§110-15.F) Signs (§110-17) Vehicles &amp; boat storage (§110-15.H)</p>	<table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> <th>D*</th> </tr> </thead> <tbody> <tr> <td><b>Minimums:</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot area:</td> <td>43,560 sf</td> <td>43,560 sf</td> <td>32,670 sf</td> <td>10,890 sf</td> </tr> <tr> <td>Lot width:</td> <td>150 ft</td> <td>125 ft</td> <td>125 ft</td> <td>75 ft</td> </tr> <tr> <td>Lot depth:</td> <td>200 ft</td> <td>175 ft</td> <td>150 ft</td> <td>100 ft</td> </tr> <tr> <td>Front yard:</td> <td>35 ft</td> <td>25 ft</td> <td>25 ft</td> <td>25 ft</td> </tr> <tr> <td>Side yard:</td> <td>30 ft</td> <td>25 ft</td> <td>25 ft</td> <td>20 ft</td> </tr> <tr> <td>Rear yard:</td> <td>30 ft</td> <td>25 ft</td> <td>25 ft</td> <td>20 ft</td> </tr> <tr> <td><b>Maximums:</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building coverage:</td> <td>25%</td> <td>25%</td> <td>25%</td> <td>35%</td> </tr> <tr> <td>Building height:</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> </tr> </tbody> </table> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage &amp; water</p> <div style="border: 1px solid black; padding: 2px;"> <p>* Note: A developer providing central sewage and water may reduce lot areas to 7,500 square feet, lot widths to 50 feet and lot depths to 100 feet.</p> </div>		A	B	C	D*	<b>Minimums:</b>					Lot area:	43,560 sf	43,560 sf	32,670 sf	10,890 sf	Lot width:	150 ft	125 ft	125 ft	75 ft	Lot depth:	200 ft	175 ft	150 ft	100 ft	Front yard:	35 ft	25 ft	25 ft	25 ft	Side yard:	30 ft	25 ft	25 ft	20 ft	Rear yard:	30 ft	25 ft	25 ft	20 ft	<b>Maximums:</b>					Building coverage:	25%	25%	25%	35%	Building height:	35 ft	35 ft	35 ft	35 ft
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<p><b>RR-1.5 Rural Residential:</b> This District is intended to limit the density of development within those areas of the Town that, due to steep grades, other limiting physical factors or the inaccessibility of public services, are not suitable for intensive development but can accommodate specialized low intensity uses requiring large land areas.</p>	<p>Agricultural land uses, building and activities, including the growing of field, truck and tree crops, dairying, livestock raising, low-density poultry raising and similar agricultural uses</p> <p>Conservation subdivisions (§110-48) (subject to Planning Board review)</p> <p>Essential services (§110-24)</p> <p>Forestry uses</p> <p>Minimal impact uses (§110-11.D)*</p> <p>One-family detached dwellings</p> <p>Public buildings*</p> <p>Public parks and playgrounds*</p> <p>Two-family dwellings (§110-12.A)</p> <p style="text-align: center;">* Site Plan Review by Planning Board required.</p>	<p>Active adult / senior care communities (§110-35)</p> <p>Bed and breakfasts (§110-20)</p> <p>Campgrounds (§110-43)</p> <p>Cemeteries</p> <p>Class II home occupations (§110-28)</p> <p>Clubs, lodges and fraternal organizations</p> <p>Communications centers/towers (§110-41)</p> <p>Community buildings</p> <p>Extractive uses (§110-44)</p> <p>Instructional uses</p> <p>Kennels (§110-49.C)</p> <p>Manufactured (mobile) home parks (Code Ch. 68)</p> <p>Medical clinics and offices (§110-34)</p> <p>Mixed use projects of allowed uses (§110-21)</p> <p>Multiple (multi-family) dwellings (§110-22)</p> <p>Neighborhood stores (§110-29)</p> <p>Nurseries and greenhouses</p> <p>Nursery schools &amp; day care facilities</p> <p>Outdoor recreation and amusement (§110-45)</p> <p>Places of worship, parish houses/parsonages</p> <p>Planned business park (§110-42)</p> <p>Professional offices</p> <p>Resorts (§110-46)</p> <p>Restaurants (sit-down dining)</p> <p>Sawmills (Types A &amp; B - §110-39)</p> <p>Schools, colleges &amp; education facilities</p> <p>Self-storage mini-warehouse facilities</p> <p>Stables (commercial - §110-49.B)</p> <p>Warehouses</p>	<p>Accessory apartment (§110-15.I)</p> <p>Class I home occupations (§110-28)</p> <p>Customary incidental uses and structures</p> <p>Private garages, tool houses &amp; play houses</p> <p>Private outdoor swimming pools (§110-15.F)</p> <p>Signs (§110-17)</p> <p>Stables (private - §110-49.A)</p> <p>Vehicles &amp; boat storage (§110-15.H)</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">A</th> <th style="text-align: center;">B</th> <th style="text-align: center;">C</th> <th style="text-align: center;">D</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Minimums:</b></td> </tr> <tr> <td>Lot area:</td> <td style="text-align: center;">65,340 sf</td> <td style="text-align: center;">65,340 sf</td> <td style="text-align: center;">43,560 sf</td> <td style="text-align: center;">32,670 sf</td> </tr> <tr> <td>Lot width:</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">150 ft</td> <td style="text-align: center;">125 ft</td> </tr> <tr> <td>Lot depth:</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">150 ft</td> <td style="text-align: center;">125 ft</td> </tr> <tr> <td>Front yard:</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">40 ft</td> <td style="text-align: center;">40 ft</td> </tr> <tr> <td>Side yard:</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">40 ft</td> <td style="text-align: center;">40 ft</td> </tr> <tr> <td>Rear yard:</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">40 ft</td> <td style="text-align: center;">40 ft</td> </tr> <tr> <td colspan="5"><b>Maximums:</b></td> </tr> <tr> <td>Building coverage:</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">25%</td> <td style="text-align: center;">25%</td> </tr> <tr> <td>Building height:</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> </tr> </tbody> </table> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage &amp; water</p>		A	B	C	D	<b>Minimums:</b>					Lot area:	65,340 sf	65,340 sf	43,560 sf	32,670 sf	Lot width:	200 ft	200 ft	150 ft	125 ft	Lot depth:	200 ft	200 ft	150 ft	125 ft	Front yard:	50 ft	50 ft	40 ft	40 ft	Side yard:	50 ft	50 ft	40 ft	40 ft	Rear yard:	50 ft	50 ft	40 ft	40 ft	<b>Maximums:</b>					Building coverage:	20%	20%	25%	25%	Building height:	35 ft	35 ft	35 ft	35 ft
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<p><b>AG-1.5 Agricultural:</b> This District is intended to encourage continuation of agriculture and related low-density uses compatible with the soil, topography and location of this district and to preserve important natural and economic resources.</p>	<p>Agricultural land uses, building and activities, including the growing of field, truck and tree crops, dairying, livestock raising, low-density poultry raising and similar agricultural uses</p> <p>Bed and breakfasts (§110-20)*</p> <p>Conservation subdivisions (§110-48) (subject to Planning Board review)</p> <p>Essential services (§110-24)</p> <p>Forestry uses</p> <p>Minimal impact uses (§110-11.D)*</p> <p>Mixed use projects of allowed uses (§110-21)*</p> <p>Nurseries and greenhouses*</p> <p>One-family detached dwelling (§110-51)</p> <p>Public buildings*</p> <p>Public parks and playgrounds*</p> <p>Sawmills (Type A)*</p> <p style="text-align: center;">* Site Plan Review by Planning Board required.</p>	<p>Active adult / senior care communities (§110-35)</p> <p>Campgrounds (§110-43)</p> <p>Cemeteries</p> <p>Class II home occupations (§110-28)</p> <p>Clubs, lodges and fraternal organizations</p> <p>Communications centers/towers (§110-41)</p> <p>Community buildings</p> <p>Extractive uses (§110-44)</p> <p>Farm equipment sales and service</p> <p>Farm labor housing (§110-23)</p> <p>Kennels and animal hospitals (§110-49.C)</p> <p>Light industrial uses (§110-25)</p> <p>Multiple (multi-family) dwellings (§110-22 &amp; 51)</p> <p>Nursery schools &amp; day care facilities</p> <p>Outdoor recreation and amusement (§110-45)</p> <p>Places of worship, parish houses/parsonages</p> <p>Resorts (§110-46)</p> <p>Sawmills (Type B - §110-39)</p> <p>Stables (commercial - §110-49.B)</p> <p>Two-family dwellings (§110-12.A)</p> <p>Warehouses</p>	<p>Accessory apartment (§110-15.I)s</p> <p>Class I home occupations (§110-28)</p> <p>Customary incidental uses and structures</p> <p>Private garages, tool houses &amp; play houses</p> <p>Private outdoor swimming pools (§110-15.F)</p> <p>Signs (§110-17)</p> <p>Stables (private - §110-49.A)</p> <p>Vehicles &amp; boat storage (§110-15.H)</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">A</th> <th style="text-align: center;">B</th> <th style="text-align: center;">C</th> <th style="text-align: center;">D</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Minimums:</b></td> </tr> <tr> <td>Lot area:</td> <td style="text-align: center;">65,340 sf</td> <td style="text-align: center;">65,340 sf</td> <td style="text-align: center;">65,340 sf</td> <td style="text-align: center;">65,340 sf</td> </tr> <tr> <td>Lot width:</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">200 ft</td> </tr> <tr> <td>Lot depth:</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">200 ft</td> </tr> <tr> <td>Front yard:</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> </tr> <tr> <td>Side yard:</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> </tr> <tr> <td>Rear yard:</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> </tr> <tr> <td colspan="5"><b>Maximums:</b></td> </tr> <tr> <td>Building coverage:</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">20%</td> </tr> <tr> <td>Building height:</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> </tr> </tbody> </table> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage &amp; water</p>		A	B	C	D	<b>Minimums:</b>					Lot area:	65,340 sf	65,340 sf	65,340 sf	65,340 sf	Lot width:	200 ft	200 ft	200 ft	200 ft	Lot depth:	200 ft	200 ft	200 ft	200 ft	Front yard:	50 ft	50 ft	50 ft	50 ft	Side yard:	50 ft	50 ft	50 ft	50 ft	Rear yard:	50 ft	50 ft	50 ft	50 ft	<b>Maximums:</b>					Building coverage:	20%	20%	20%	20%	Building height:	35 ft	35 ft	35 ft	35 ft
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<p><b>BD-40 Business:</b> This District is intended to provide reasonable standards for the orderly expansion of general retail and commercial uses and to contribute to the soundness of the Town's economic base.</p>	<p>Bed and breakfasts (§110-20)* Clubs, lodges and fraternal organizations* Community buildings* Essential services (§110-24) Minimal impact uses (§110-11.D)* Neighborhood stores (§110-29)* One-family dwelling set back 300' from Rts 32/44/55 One-family dwelling, improvements to existing Personal services Professional offices* Public buildings* Public parks and playgrounds* Specialty shops*</p> <p style="text-align: center;">* Site Plan Review by Planning Board required.</p>	<p>Active adult / senior care communities (§110-35) Agriculture (§110-49) Auto service, repair &amp; filling stations (§110-16.1) Commercial indoor recreation &amp; entertainment Communications centers/towers (§110-41) Convenience stores Day care (commercial) Drive-in establishments (§110-31) Hotels and motels (§110-46) Instructional uses Light industrial uses (§110-25) Medical clinics and offices (§110-34) Mixed use projects of allowed uses (§110-21) Mortuary &amp; funeral homes (§110-33) Multiple (multi-family) dwellings (§110-22) Nurseries and greenhouses One-family dwelling connected to business Public transportation facilities Restaurants (sit-down dining) Retail and service establishments (§110-37) Supermarkets Taverns (§110-32) Warehouses Wholesale businesses</p>	<p>Class I and II home occupations (§110-28) Customary incidental uses and structures Signs (§110-17)</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">A</th> <th style="text-align: center;">B</th> <th style="text-align: center;">C</th> <th style="text-align: center;">D</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Minimums:</b></td> </tr> <tr> <td>Lot area:</td> <td style="text-align: center;">40,000 sf</td> <td style="text-align: center;">40,000 sf</td> <td style="text-align: center;">30,000 sf</td> <td style="text-align: center;">20,000 sf</td> </tr> <tr> <td>Lot width:</td> <td style="text-align: center;">150 ft</td> <td style="text-align: center;">125 ft</td> <td style="text-align: center;">125 ft</td> <td style="text-align: center;">100 ft</td> </tr> <tr> <td>Lot depth:</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">175 ft</td> <td style="text-align: center;">150 ft</td> <td style="text-align: center;">150 ft</td> </tr> <tr> <td>Front yard:</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> </tr> <tr> <td>* Side yard:</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">20 ft</td> </tr> <tr> <td>* Rear yard:</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">20 ft</td> </tr> <tr> <td colspan="5"><b>Maximums:</b></td> </tr> <tr> <td>Building coverage:</td> <td style="text-align: center;">40%</td> <td style="text-align: center;">40%</td> <td style="text-align: center;">50%</td> <td style="text-align: center;">50%</td> </tr> <tr> <td>Building height:</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> </tr> </tbody> </table> <p>* Add 25 feet where abutting a residential district boundary</p> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage &amp; water</p>		A	B	C	D	<b>Minimums:</b>					Lot area:	40,000 sf	40,000 sf	30,000 sf	20,000 sf	Lot width:	150 ft	125 ft	125 ft	100 ft	Lot depth:	200 ft	175 ft	150 ft	150 ft	Front yard:	35 ft	25 ft	25 ft	25 ft	* Side yard:	25 ft	25 ft	25 ft	20 ft	* Rear yard:	25 ft	25 ft	25 ft	20 ft	<b>Maximums:</b>					Building coverage:	40%	40%	50%	50%	Building height:	35 ft	35 ft	35 ft	35 ft
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<p><b>BD-60 Light Business:</b> This District is intended to provide reasonable standards for the orderly expansion of general retail and commercial uses and to contribute to the soundness of the Town's economic base, but limiting the intensity and range of uses to those compatible with surrounding uses and districts.</p>	<p>Bed and breakfasts (§110-20)* Clubs, lodges and fraternal organizations* Community buildings* Essential services (§110-24) Minimal impact uses (§110-11.D)* Neighborhood stores (§110-29)* Nurseries and greenhouses* One-family dwelling set back 300' from Rts 32/44/55 One-family dwelling, improvements to existing Personal services Professional offices* Public buildings* Public parks and playgrounds* Specialty shops*</p> <p style="text-align: center;">* Site Plan Review by Planning Board required.</p>	<p>Active adult / senior care communities (§110-35) Agriculture (§110-49) Auto service, repair &amp; filling stations (§110-16.1) Automotive &amp; vehicular sales &amp; rentals Commercial indoor recreation &amp; entertainment Communications centers/towers (§110-41) Day care (commercial) Flea markets (commercial - §110-50) Funeral homes/mortuaries (§110-33) Hotels and motels (§110-46) Instructional uses Kennels and animal hospitals (§110-49.C) Light industrial uses (§110-25) Medical clinics and offices (§110-34) Mixed use projects of allowed uses (§110-21) Multiple (multi-family) dwellings (§110-22) One-family dwelling connected to business Outdoor recreation and amusement (§110-45) Public transportation facilities Restaurants (sit-down dining) Retail and service establishments (§110-37) Schools, colleges &amp; education facilities Self-storage mini-warehouse facilities Taverns (§110-32) Trucking terminals Warehouses Wholesale businesses</p>	<p>Class I and II home occupations (§110-28) Customary incidental uses and structures Signs (§110-17)</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">A</th> <th style="text-align: center;">B</th> <th style="text-align: center;">C</th> <th style="text-align: center;">D</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Minimums:</b></td> </tr> <tr> <td>Lot area:</td> <td style="text-align: center;">60,000 sf</td> <td style="text-align: center;">60,000 sf</td> <td style="text-align: center;">40,000 sf</td> <td style="text-align: center;">30,000 sf</td> </tr> <tr> <td>Lot width:</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">175 ft</td> <td style="text-align: center;">150 ft</td> <td style="text-align: center;">150 ft</td> </tr> <tr> <td>Lot depth:</td> <td style="text-align: center;">200 ft</td> <td style="text-align: center;">175 ft</td> <td style="text-align: center;">150 ft</td> <td style="text-align: center;">150 ft</td> </tr> <tr> <td>Front yard:</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> </tr> <tr> <td>* Side yard:</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">20 ft</td> </tr> <tr> <td>* Rear yard:</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">20 ft</td> </tr> <tr> <td colspan="5"><b>Maximums:</b></td> </tr> <tr> <td>Building coverage:</td> <td style="text-align: center;">30%</td> <td style="text-align: center;">30%</td> <td style="text-align: center;">40%</td> <td style="text-align: center;">40%</td> </tr> <tr> <td>Building height:</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> </tr> </tbody> </table> <p>* Add 25 feet where abutting a residential district boundary</p> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage &amp; water</p>		A	B	C	D	<b>Minimums:</b>					Lot area:	60,000 sf	60,000 sf	40,000 sf	30,000 sf	Lot width:	200 ft	175 ft	150 ft	150 ft	Lot depth:	200 ft	175 ft	150 ft	150 ft	Front yard:	35 ft	25 ft	25 ft	25 ft	* Side yard:	25 ft	25 ft	25 ft	20 ft	* Rear yard:	25 ft	25 ft	25 ft	20 ft	<b>Maximums:</b>					Building coverage:	30%	30%	40%	40%	Building height:	35 ft	35 ft	35 ft	35 ft
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<p><b>GB-80 General:</b> This District is intended to encourage the orderly development of the Town's transportation-related and heavy impact activities in such fashion as to be compatible with adjacent land uses and to contribute to the soundness of the town's economic base.</p>	<p>Agriculture (§110-49)                      Auto service, repair &amp; filling stations (§110-16.I)*                      Automotive &amp; vehicular sales &amp; rentals*                      Commercial indoor recreation &amp; entertainment*                      Essential services (§110-24)                      Light industrial uses (§110-25)*                      Nurseries and greenhouses*                      Public transportation facilities*                      Wholesale businesses*</p> <p>* Site Plan Review by Planning Board required.</p>	<p>Adult uses (§110-36)                      Crematoriums                      Communications centers/towers (§110-41)                      Flea markets (commercial - §110-50)                      Junkyards                      Kennels and animal hospitals (§110-49.C)                      Mixed use projects of allowed uses (§110-21)                      Off-road and motorized vehicle uses (§110-54)                      Outdoor recreation and amusement (§110-45)                      Outdoor storage facilities (§110-27)                      Trucking terminals                      Warehouses</p>	<p>Customary incidental uses and structures                      Signs (§110-17)</p>	<table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Minimums:</b></td> </tr> <tr> <td>Lot area:</td> <td>80,000 sf</td> <td>80,000 sf</td> <td>40,000 sf</td> <td>40,000 sf</td> </tr> <tr> <td>Lot width:</td> <td>200 ft</td> <td>200 ft</td> <td>125 ft</td> <td>125 ft</td> </tr> <tr> <td>Lot depth:</td> <td>200 ft</td> <td>200 ft</td> <td>175 ft</td> <td>175 ft</td> </tr> <tr> <td>Front yard:</td> <td>50 ft</td> <td>50 ft</td> <td>25 ft</td> <td>25 ft</td> </tr> <tr> <td>* Side yard:</td> <td>50 ft</td> <td>50 ft</td> <td>25 ft</td> <td>25 ft</td> </tr> <tr> <td>* Rear yard:</td> <td>50 ft</td> <td>50 ft</td> <td>25 ft</td> <td>25 ft</td> </tr> <tr> <td colspan="5"><b>Maximums:</b></td> </tr> <tr> <td>Building coverage:</td> <td>25%</td> <td>25%</td> <td>40%</td> <td>40%</td> </tr> <tr> <td>Building height:</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> </tr> </tbody> </table> <p>* Add 25 feet where abutting a residential district boundary</p> <p>A = On-site sewage and water                      B = Central water only                      C = Central sewage only                      D = Central sewage &amp; water</p>		A	B	C	D	<b>Minimums:</b>					Lot area:	80,000 sf	80,000 sf	40,000 sf	40,000 sf	Lot width:	200 ft	200 ft	125 ft	125 ft	Lot depth:	200 ft	200 ft	175 ft	175 ft	Front yard:	50 ft	50 ft	25 ft	25 ft	* Side yard:	50 ft	50 ft	25 ft	25 ft	* Rear yard:	50 ft	50 ft	25 ft	25 ft	<b>Maximums:</b>					Building coverage:	25%	25%	40%	40%	Building height:	35 ft	35 ft	35 ft	35 ft
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<p><b>M-3 Mountain:</b> 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.</p>	<p>Agricultural land uses, building and activities, including the growing of field, truck and tree crops, dairying, livestock raising, low-density poultry raising and similar agricultural uses                      Conservation subdivisions (§110-48) (subject to Planning Board review)                      Essential services (§110-24)                      Forestry uses                      One-family detached dwellings                      Outdoor recreation, light (trails, picnic areas)                      Public buildings*                      Public parks and playgrounds*                      Two-family dwelling</p> <p>* Site Plan Review by Planning Board required.</p>	<p>Animal and nature preserves                      Bed and breakfasts (§110-20)                      Campgrounds (§110-43)                      Cemeteries                      Class II home occupations (§110-28)                      Communications centers/towers (§110-41)                      Community buildings                      Extractive uses (§110-44)                      Kennels (§110-49.C)                      Nurseries and greenhouses                      Sawmills (Types A &amp; B - §110-39)</p>	<p>Accessory apartment (§110-15.I)                      Class I home occupations (§110-28)                      Customary incidental uses and structures                      Private garages, tool houses &amp; play houses                      Private outdoor swimming pools (§110-15.F)                      Signs (§110-17)                      Vehicles &amp; boat storage (§110-15.H)</p>	<table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Minimums:</b></td> </tr> <tr> <td>Lot area:</td> <td>130,680 sf</td> <td>130,680 sf</td> <td>130,680 sf</td> <td>130,680 sf</td> </tr> <tr> <td>Lot width:</td> <td>250 ft</td> <td>250 ft</td> <td>250 ft</td> <td>250 ft</td> </tr> <tr> <td>Lot depth:</td> <td>300 ft</td> <td>300 ft</td> <td>300 ft</td> <td>300 ft</td> </tr> <tr> <td>Front yard:</td> <td>50 ft</td> <td>50 ft</td> <td>50 ft</td> <td>50 ft</td> </tr> <tr> <td>* Side yard:</td> <td>50 ft</td> <td>50 ft</td> <td>50 ft</td> <td>50 ft</td> </tr> <tr> <td>* Rear yard:</td> <td>50 ft</td> <td>50 ft</td> <td>50 ft</td> <td>50 ft</td> </tr> <tr> <td colspan="5"><b>Maximums:</b></td> </tr> <tr> <td>Building coverage:</td> <td>10%</td> <td>10%</td> <td>10%</td> <td>10%</td> </tr> <tr> <td>Building height:</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> <td>35 ft</td> </tr> </tbody> </table> <p>* Add 25 feet where abutting a residential district boundary</p> <p>A = On-site sewage and water                      B = Central water only                      C = Central sewage only                      D = Central sewage &amp; water</p>		A	B	C	D	<b>Minimums:</b>					Lot area:	130,680 sf	130,680 sf	130,680 sf	130,680 sf	Lot width:	250 ft	250 ft	250 ft	250 ft	Lot depth:	300 ft	300 ft	300 ft	300 ft	Front yard:	50 ft	50 ft	50 ft	50 ft	* Side yard:	50 ft	50 ft	50 ft	50 ft	* Rear yard:	50 ft	50 ft	50 ft	50 ft	<b>Maximums:</b>					Building coverage:	10%	10%	10%	10%	Building height:	35 ft	35 ft	35 ft	35 ft
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