

Town of Fallsburg, New York
Schedule I - Table of Use and Bulk Requirements
[Amended 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014]

KEY:
P - Permitted Use
SP - Special Permit Use
NA – Not Applicable
“ – “ No Requirement

District	Agricultural District AG-1	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet)					Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses	
				Width	Front	Rear	Side, 1	Side, Both						
District Intent To preserve large areas of open space and existing agricultural activities and to density while preserving the right to farm.	One-family residence dwelling	P	5	350	50	50	50	100	10%	1,200 square feet	35		Accessory parking, loading and private garage Class 1 and 2 Agricultural Operations: Greenhouses, barns, silos, tool sheds, outdoor storage, etc., provided any such accessory building is set back at least 150 feet from any lot line. Domestic animals keeping pursuant to § 310-5.2 Farm stand - temporary Greenhouse for private home use Outdoor recreation activities Reservoirs and ponds subject to DEC approval Satellite dishes in accordance with § 310-4.7I Signs as regulated by Chapter 234, Signs Storage of goods, equipment or accessory product Storing of not more than 3 boats, trailers or RVs in accordance with § 310-8.1F Storage shed Swimming pools in accordance with § 310-4.6 Other accessory uses customarily incidental to the principal use.	
	Farm worker housing [two units per farm]	P	5	350	75	50	50	100	10%	750 square feet	35			
	Agricultural Operation - Class 1	P	5	350	75	50	50	100	10%	NA	35	See § 310-4.6		
	Agricultural Operation - Class 2*	P	10	500	75	100	100	200	10%	NA	35	See § 310-4.6		
	Commercial forestry and timber processing**	P	10	500	100	100	100	200	10%	NA	35			
	Concentrated Animal Feeding Operation****	P	10	500	75	100	100	200	10%	NA	35	See § 310-5.2		
	Day-care home	P	5	350	100	75	75	150	10%	NA	35			
	Hunting and fishing cabins	P	5	350	100	75	75	150	10%	800 square feet	35	See § 310-5.7		
	Public parks and playgrounds	P	5	350	100	75	75	150	10%	NA	35			
	Wildlife and game preserves	P	25	750	100	100	100	200	10%	NA	35			
	Winery and vineyard	P	5	350	100	75	75	150	10%	NA	35			
	Permitted Subject to Site Plan Review													
	Greenhouse - commercial	P	5	350	100	75	75	150	10%	NA	35			
	Home occupation***	P	1/2	350	100	75	75	150	10%	NA	35	See § 310-6.3A, 6		
	House of worship	P	5	350	100	75	75	150	10%	NA	35	See § 310-4.6		
	Nonprofit organizations	P	5	350	100	75	75	150	10%	NA	35			
	Nursery	P	5	350	100	75	75	150	10%	NA	35			
	Hospital or medical diagnosis center/children's comprehensive care center	P	5	350	100	75	75	150	10%	NA	35			
	Stables and riding academies	P	10	500	100	100	100	200	10%	NA	35			
	Special Permit Uses Subject to Site Plan Review													
	Adult home, skilled nursing facility or nursing-home	P	5	350	100	75	75	150	10%	NA	35			
	Agribusiness	SP	10	500	75	100	100	200	10%	NA	35			
	Bed-and-breakfast	SP	5	350	100	75	75	150	10%	1,500 square feet	35	See § 310-6.3B		
	Campgrounds - vacation	SP	10	500	200	150	150	300	10%	NA	35	See § 310-6.3N		
	Camps - day	SP	10	500	200	150	150	300	10%	NA	35			
	Camps - sleep-away	SP	10	500	200	150	150	300	10%	NA	35			
	Cemeteries	SP	10	500	200	150	150	300	10%	NA	35			
Day-care center	SP	5	350	100	75	75	150	10%	NA	35	See § 310-6.3E			
Elementary and secondary schools	SP	10	500	200	150	150	300	10%	NA	35				
Kennels	SP	25	1,000	500	500	500	500	20%	NA	35	See § 310-6.3H			
Public utilities	SP	5	350	100	75	75	150	10%	NA	35				
Quarry operations	SP	10	500	200	150	150	300	20%	NA	35	See § 310-6.3L			
Transmission towers - cellular, radio and TV	SP	5	350	100	75	75	150	10%	NA	See Notes	See § 310-6.3D			
Veterinary hospital	SP	5	350	100	75	75	150	10%	NA	35	See § 310-6.3O			
Accessory Structures											In accordance with § 310-4.7 and Article V			
Off-street parking												In accordance with Article VIII		

NOTES: See also § 310-5.26.

* Minimum lot size 50 acres for raising hogs.

** Subject to NYSDEC requirements.

*** In accordance with NYS Uniform Building Code.

Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

**** A CAFO shall be a permitted use, not subject to Site Plan Review or Special Permit Use Review, only if the subject property is located in a State-designated Agricultural District pursuant to Article 25AA of the NYS Agriculture and Markets Law.

ZONING

310 Attachment 2

Town of Fallsburg, New York
Schedule I – Table of Use and Bulk Requirements

[Amended 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014]

KEY:
P—Permitted Use — SP—Special Permit Use

District	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet)					Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses		
			Width	Front	Rear	Side, 1	Side, Both							
21 Recreation Districts REC-1 District Intent To conserve open space by encouraging a very low density development pattern while permitting clustering at higher densities, provided that central water and sewer service is provided and common open space provided.	One family residence (w/public/central water and sewer)****	P	1.5	100	50	50	40	80	10%	1,200 square feet	35	See § 310-29.1	Accessory parking, loading and private garage— Class 1 and 2 Agricultural Operations: Greenhouses, barns, silos, tool sheds, outdoor storage, etc., provided any such accessory building is set back at least 150 feet from any lot line Domestic animals keeping pursuant to § 310-5.2 Dormitory, fraternity, sorority house § 310-5.3 Greenhouse for private home use Outdoor recreation activities Reservoirs and ponds subject to DEC approval Satellite dishes in accordance with § 310-4.7I Signs as regulated by Chapter 234, Signs Reservoirs and ponds subject to DEC approval Storage of goods, equipment or accessory product Storage of not more than 3 boats, trailers or RVs in accordance with § 310-8.1F Storage shed Swimming pools in accordance with § 310-4.8 Other accessory uses customarily incidental to the principal use	
	One family residence (w/o public/central water and sewer)	P	3	200	50	50	40	80	10%	1,200 square feet	35			
	Agricultural operation—Class 1	P	5	350	75	50	50	100	20%	NA	35	See § 310-4.5		
	Agricultural operation—Class 2*	P	10	500	75	100	100	200	20%	NA	35	See § 310-4.6		
	Commercial forestry and timber processing**	P	10	500	100	100	100	200	10%	NA	35			
	Day care home	P	3	200	75	50	50	100	10%	NA	35			
	Hunting and fishing cabins	P	3	200	75	50	50	100	10%	600 square feet	35	See § 310-5.7		
	Public parks and playgrounds	P	3	200	75	50	50	100	10%	NA	35			
	Wildlife and game preserves	P	25	750	100	100	100	200	10%	NA	35			
	Permitted Subject to Site Plan Review													
	House of worship	P	3	200	75	50	50	100	10%	NA	35	See § 310-4.6		
	Greenhouse—commercial	P	3	200	75	50	50	100	10%	NA	35			
	Home occupation***	P	1/2	200	75	50	50	100	10%	NA	35	See § 310-6.3I		
	Nursery	P	3	200	75	50	50	100	10%	1,500 square feet	35			
	Nursing homes	P	3	200	75	50	50	100	10%	NA	35			
	Religious retreat	P	5	350	100	75	75	150	10%	NA	45	See § 310-4.6		
	Stables and riding academies	P	10	500	100	100	100	200	10%	NA	35			
	Winery and vineyard	P	3	200	75	50	50	100	10%	NA	35			
	Special Permit Uses													
	Bed and breakfast	SP	3	200	75	50	50	100	10%	1,500 square feet	35	See § 310-6.3B		
	Campgrounds—vacation	SP	10	500	200	150	150	300	10%	NA	35	See § 310-6.3N		
	Camps—day	SP	10	500	200	150	150	300	10%	NA	35			
	Camps—sleep away	SP	10	500	200	150	150	300	10%	NA	35			
	Cemeteries	SP	5	350	100	75	75	150	10%	NA	35			
	Colleges and universities	SP	10	500	200	100	100	200	20%	NA	35			
	Commercial recreation facilities	SP	3	200	75	50	50	100	20%	NA	35			
	Day care center	SP	3	200	75	50	50	100	10%	See Notes	35	See § 310-6.3E		
Elementary and secondary schools	SP	10	500	200	100	100	200	20%	NA	35				
Family or group care facilities	SP	3	200	75	50	50	100	10%	See Notes	35	See § 310-6.3F			
Hotels and resort hotels	SP	10	500	100	100	100	200	20%	250 square feet/room	35	See § 310-6.3J			
Kennels	SP	25	1,000	500	500	500	500	20%	NA	35	See § 310-6.3H			
Motels and motor lodges	SP	5	350	100	100	100	200	20%	250 square feet/room	35	See § 310-6.3J			
Public utilities	SP	3	200	100	100	100	200	20%	NA	NA				
Quarry operations	SP	10	500	200	150	150	300	20%	NA	35	See § 310-6.3L			
Transmission towers—cellular, radio and TV	SP	3	200	75	75	75	150	10%	NA	See Notes	See § 310-6.3D			
Veterinary hospital	SP	3	200	75	50	50	100	10%	NA	35	See § 310-6.3O			
Accessory Structures														
Off street parking												In accordance with § 310-4.7 and Article V In accordance with Article VIII		

NOTES:

*—Only within NYS-designated Agricultural Districts; minimum lot size 50 acres for raising hogs.

**—Subject to NYSDEC requirements.

***—In accordance with NYS Uniform Building Code.

****—Minimum parcel size of 35 acres required for REC-1 cluster.

Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

ZONING

Town of Fallsburg, New York

Schedule I - Table of Use and Bulk Requirements

[Amended 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014; 12-22-2014 by L.L. No. 8-2014]

KEY:
P - Permitted Use SP - Special Permit Use
N/A - Not Applicable "-" - No requirement

District Intent	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet)					Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses	
			Width	Front	Rear	Side, 1	Side, Both						
23 Recreation Districts REC-2 To conserve open space while allowing for very low density development.	One-family residence dwelling, on private sewer	P	3	200	75	50	40	80	10%	1,200 square feet	35	Accessory parking, loading and private garage Class 1 and 2 Agricultural Operations: Greenhouses, barns, silos, tool sheds, outdoor storage, etc., provided any such accessory building is set back at least 150 feet from any lot line. Domestic animals keeping pursuant to § 310-5.2 Dormitory, fraternity, sorority house § 310-5.3 Greenhouse for private home use Outdoor recreation activities Reservoirs and ponds subject to DEC approval Satellite dishes in accordance with § 310-4.7I	
	One family dwelling, on public sewer	P	2	200	75	50	40	80	10%	1,200 square feet			
	Manufactured home	P	3	200	75	50	40	80	10%	1,200 square feet	35		
	Agricultural Operation - Class 1	P	5	350	75	50	50	100	20%	NA	35		See § 310-4.6
	Agricultural Operation - Class 2*	P	10	500	75	100	100	200	20%	NA	35		See § 310-4.6
	Commercial forestry and timber processing**	P	10	500	100	100	100	200	10%	NA	35		
	Day-care home	P	3	200	75	50	50	100	10%	NA	35		
	Hunting and fishing cabins	P	3	200	75	50	50	100	10%	600 square feet	35		See § 310-5.7
	Public parks and playgrounds	P	3	200	75	50	50	100	10%	NA	35		
	Wildlife and game preserves	P	25	750	100	100	100	200	10%	NA	35		
Permitted Subject to Site Plan Review													
House of worship	P	3	200	75	50	50	100	10%	NA	35	See § 310-4.6	Signs as regulated by Chapter 234, Signs Storage of goods, equipment or accessory product Storing of not more than 3 boats, trailers or RVs in accordance with § 310-8.1F Storage shed Swimming pools in accordance with § 310-4.8 Other accessory uses customarily incidental to the principal use.	
Greenhouse - commercial	P	3	200	75	50	50	100	10%	NA	35			
Home occupation***	P	1/2	200	75	50	50	100	10%	NA	35	See § 310-6.3I		
Manufactured home parks (w/o public water and sewer)	P	10	750	75	50	50	100	20%	980 square feet,	35	See § 310-5.13		
Nonprofit organizations	P	3	200	75	50	50	100	10%	NA	35			
Nursery	P	3	200	75	50	50	100	10%	1,500 square feet	35			
Nursing homes	P	3	200	75	50	50	100	10%	NA	35			
Stables and riding academies	P	10	500	100	100	100	200	10%	NA	35			
Winery and vineyard	P	3	200	75	50	50	100	10%	NA	35			
Special Permit Uses Subject to Site Plan Review													
Bed-and-breakfast	SP	3	200	75	50	50	100	10%	1,500 square feet	35	See § 310-6.3B		
Campgrounds - vacation	SP	10 25	500 200	200	150	150	300	10%	NA	35	See § 310-6.3N		
Camps - day	SP	10 25	500 200	200	150	150	300	10%	NA	35			
Camps - sleep-away	SP	10 25	500 200	200	150	150	300	10%	NA	35			
Cemeteries	SP	5	350	100	75	75	150	10%	NA	35			
Colleges and universities	SP	10	500	200	100	100	200	20%	NA	35			
Commercial recreation facilities	SP	3	200	75	50	50	100	20%	NA	35			
Day-care center	SP	3	200	75	50	50	100	10%	See Notes	35	See § 310-6.3E		
Elementary and secondary schools	SP	10	500	200	100	100	200	20%	NA	35			
Family or group care facilities	SP	3	200	75	50	50	100	10%	See Notes	35	See § 310-6.3F		
Hotels and resort hotels	SP	10	500	100	100	100	200	20%	250 square feet/room	35	See § 310-6.3J		
Kennels	SP	25	1,000	500	500	500	500	20%	NA	35	See § 310-6.3H		
Motels and motor lodges	SP	5	350	100	100	100	200	20%	250 square feet/room	35	See § 310-6.3J		
Public utilities	SP	3	200	100	100	100	200	20%	NA	NA			
Retreat	SP	25	200	200	150	150	300	10%	NA	35			
Quarry operations	SP	10	500	200	150	150	300	20%	NA	35	See § 310-6.3L		
Transmission towers - cellular, radio and TV	SP	3	200	75	75	75	150	10%	NA	See Notes	See § 310-6.3(D)		
Veterinary hospital	SP	3	200	75	50	50	100	10%	NA	35	See § 310-6.3(O)		
Accessory Structures									20%		25	In accordance with § 310-4.7 and Article V	
Off-street parking										In accordance with Article VIII		In accordance with Article VIII	

NOTES:

* Only within NYS designated Agricultural Districts; m Minimum lot size 50 acres for raising hogs.

** Subject to NYSDEC requirements.

*** In accordance with NYS Uniform Building Code.

**** Minimum parcel size of 35 acres required for REC-2 cluster.

Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

ZONING

Town of Fallsburg, New York
Schedule I - Table of Use and Bulk Requirements
 [Amended 6-25-2012 by L.L. No. 4-2012; 7-9-2012 by L.L. No. 7-2012; 12-22-2014 by L.L. No. 8-2014]

KEY:
 P - Permitted Use
 SP - Special Permit Use
 NA – Not Applicable
 “ – “ No Requirement

	Residence District R-1 R	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet)					Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses	
				Width	Front	Rear	Side, 1	Side, Both						
District Intent To allow for low-medium development.	One-family <u>dwelling</u> (with public sewer and water)	P	1/2	100	35	25	20	40	20%	1,200 square feet	35		Accessory parking, loading and private garage Domestic animals keeping pursuant to § 310-5.2 Greenhouse for private home use Outdoor recreation activities Reservoirs and ponds subject to DEC approval Satellite dishes in accordance with § 310-4.7I Signs as regulated by Chapter 234, Signs Storage of goods, equipment or accessory product Storing of not more than 3 boats, trailers or RVs in accordance with § 310-8.1F Storage shed Swimming pools in accordance with § 310-4.8 <i>Other accessory uses customarily incidental to the principal use.</i>	
	One-family <u>dwelling</u> (w/o public sewer and water)	P	3	200	50	50	40	80	10%	1,200 square feet	35			
	Agricultural Operation - Class 1	P	5	350	75	50	50	100	10%	NA	35			
	Day-care home	P	3	200	75	50	50	100	10%	NA	35			
	Public parks and playgrounds	P	3	200	75	50	40	80	10%	NA	35			
	Permitted Subject to Site Plan Review													
	Home occupation**	P	1/2	200	75	50	40	60	10%	NA	35	See § 310-6.3I		
	Special Permit Uses Subject to Site Plan Review													
	Bed-and-breakfast (w/o public sewer and water)	SP	3	200	75	50	40	80	10%	1,500 square feet	35	See § 310-6.3B		
	Day-care center	SP	3	200	75	50	50	100	10%	NA	35	See § 310-6.3E		
	Duplex <u>homesdevelopment</u> ***	SP	See § 310-5.30									See § 310-5.30		
	Family or group care facilities	SP	3	200	75	50	50	100	10%	See Notes	35	See § 310-6.3F		
	Hospitals and medical diagnostic centers	SP	3	200	75	50	40	60	10%	NA	35			
	House of worship	SP	3	200	75	50	40	60	10%	NA	35	See § 310-4.6		
	Townhouse dev. (with public sewer and water)	SP	10	500	100 150	100 50	100 50	200 100	30%	See Below	35	See Article XVII		
	Townhouse structures*	SP	See Article XVII-								35	See Article XVII-		
			NA	NA	16 20	25	30	60	NA					
	Minimum habitable floor area - 3 BR	NA	NA	NA	NA	NA	NA	NA	NA	1,100 square feet	NA	See § 310-17.3B(3)		
Minimum habitable floor area - 2 BR	NA	NA	NA	NA	NA	NA	NA	NA	950 square feet	NA				
Minimum habitable floor area - 1 BR	NA	NA	NA	NA	NA	NA	NA	NA	800 square feet	NA				
Maximum units per townhouse structure	NA	NA	NA	NA	NA	NA	NA	NA	7	NA				
Minimum distance between TH structures	NA	NA	NA	NA	NA	NA	NA	NA	See Article XVII- 60 feet	NA				
Accessory Structures														
Off-street parking	In accordance with Article VIII											In accordance with Article VIII		

NOTES:

* The side yard applies to the townhouse structure, not each townhouse unit, refer to townhouse law, Article XVII.

** In accordance with NYS Uniform Building Code.

*** Refer to duplex law, § 310-5.30.

**** Minimum parcel size of 15 acres required for R-1 cluster.

Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

ZONING

Town of Fallsburg, New York
Schedule I - Table of Use and Bulk Requirements

[Amended 6-25-2012 by L.L. No. 4-2012; 7-9-2012 by L.L. No. 7-2012; 12-22-2014 by L.L. No. 8-2014; 12-22-2014 by L.L. No. 8-2014]

KEY:
P - Permitted Use
SP - Special Permit Use
NA - Not Applicable
" - " No Requirement

District	Use Type	Minimum Lot Area	Required Setbacks (feet)					Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses	
			Width	Front	Rear	Side, 1	Side, Both						
45 Hamlet Residence District HR-4 District Intent To provide areas adjacent to hamlet centers residential use at higher densities.	One-family dwelling (with public sewer and water)	P	12,500 square feet	100	35	25	10	30	25%	1,200 square feet	35	Accessory parking, loading and private garage Domestic animals keeping pursuant to § 310-5.2 Greenhouse for private home use Outdoor recreation activities Reservoirs and ponds subject to DEC approval Satellite dishes in accordance with § 310-4.7I Signs as regulated by Chapter 234, Signs Storage of goods, equipment or accessory product Storing of not more than 3 boats, trailers or RVs in accordance with § 310-8.1F Storage shed Swimming pools in accordance with § 310-4.8 <i>Other accessory uses customarily incidental to the principal use.</i>	
	Two-family dwelling	P	20,000 25,000 square feet	125	35	25	20	50	25%	1,500 square feet	35		
	Family and group care facilities	P	20,000 square feet	125	35	25	20	50	25%	See Notes	35		See § 310-6.3(F)
	Multifamily dwellings (3- and 4 units)	P	35,000 37,500 square feet	150	50 35	35 25	25	50	25%	800 square feet	35		
	Public parks and playgrounds	P	1 acre	200	75	50	40	80	10%	NA	35		
	Permitted Subject to Site Plan Review												
	Home occupation**	P	1/2 acre	200	75	50	40	80	10%	NA	35		See § 310-6.3I
	Multifamily (more than 4 units)	P	50,000 square feet	200	75	50	40	80	25%	800 square feet	35		See § 310-5.14
	Special Permit Uses Subject to Site Plan Review												
	Adult home, skilled nursing facility or nursing home	P	3 acres	200	75	50	50	100	50%	NA	35		
	Bed-and-breakfast	SP	1 acre	150	50	35	25	50	25%	1,500 square feet	35		See § 310-6.3B
	Day-care center	SP	1 acre	200	75	50	40	60	10%	NA	35		See § 310-8.3E
	Duplex development	SP							See § 310-5.30		35		See § 310-5.30
	Elementary and secondary schools	SP	5 acres	350	100	100	100	200	10%	NA	35		
	Hospital or medical diagnosis center/children's comprehensive care center	P	3 acres	200	75	50	50	100	50%	NA	35		
	Multifamily (more than 4 units)	P	50,000	200	35	25	25	50	25%	800 square feet	35		See § 310-5.14
	House of worship	SP	1 acre	200	75	50	40	80	10%	NA	35		See § 310-4.6
	Townhouse dev. (with public sewer and water)***	SP	5 acres	350	100 35	100 25	100 25	200 50	30%	NA	NA		Article XVII
	Townhouse structures*	SP			See Article XVII					NA	35		See Article XVII-
				NA	NA	16-20	25	30	60	NA			
Minimum habitable floor area - 3 BR			NA	NA	NA	NA	NA	NA	NA	1,100 square feet	NA	See § 310-17.3B(4)	
Minimum habitable floor area - 2 BR			NA	NA	NA	NA	NA	NA	NA	950 square feet	NA		
Minimum habitable floor area - 1 BR			NA	NA	NA	NA	NA	NA	NA	800 square feet	NA		
Maximum units per townhouse structure			NA	NA	NA	NA	NA	NA	NA	7	NA		
Minimum distance between TH structures			NA	NA	NA	NA	NA	NA	NA	60 feet	NA		
Accessory Structures													
Off-street parking				In accordance with Article VIII								In accordance with Article VIII	

NOTES:

* ~~Multiresidence developments with eight or more units shall provide 200 square feet of outdoor recreation space per unit or make a payment in lieu of parkland.~~

** In accordance with NYS Uniform Building Code.

*** The side yard applies to the townhouse structure, not each townhouse unit, refer to townhouse law, Article XVII.

**** ~~Minimum parcel size of 15 acres required for HR-1 cluster.~~

~~Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.~~

ZONING

Town of Fallsburg, New York
 Schedule I - Table of Use and Bulk Requirements
 [Amended 5-25-2010 by L.L. No. 10-2010; 6-25-2012 by L.L. No. 4-2012; 12-22-2014 by L.L. No. 8-2014]

KEY:
 P - Permitted Use
 SP - Special Permit Use
 NA - Not Applicable
 " - " No Requirement

District Intent	Use Type	Minimum Lot Area	Required Setbacks (feet)					Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses	
			Width	Front	Rear	Side, 1	Side, Both						
§ 6 Business District B-1 To provide for the development of small commerce to serve the traveling public as well as the local residents.	Public parks and playgrounds	P	3 acres	200	75	50	50	100	10%	NA	35	Accessory parking, loading and private garage Bus stops and taxi stands Fuel storage tank less than 550 gallons pursuant to § 310-5.25 Keeping of not more than 3 household pets or domestic animals Signs as regulated by Chapter 234, Signs Other accessory uses customarily incidental to the principal use.	
	Living-over-the-store dwelling	P	NA	NA	NA	NA	NA	NA	NA	800 square feet	35		
	Permitted Subject to Site Plan Review												
	Artist gallery or artist studio	P	10,000 sf	—	35	25	10	20	50%	NA	35		
	Automobile sales and service	P	10,000 sf	—	35	25	20	40	50%	NA	35		
	Fitness center or gymnasium	P	10,000 sf	—	35	25	10	20	50%	NA	35		
	Funeral home	P	10,000 sf	—	35	25	10	20	50%	NA	35		
	Greenhouses	P	10,000 sf	—	35	25	20	40	50%	NA	35		See § 310-4.6
	Home occupation**	P	1/2 acre	—	35	25	10	20	25%	NA	35		See § 310-6.3I
	House of worship	P	10,000 sf	—	35	25	10	20	25%	NA	35		
	Institutional uses	P	10,000 sf	—	35	25	40	20	25%	NA	35		
	Lumber yards	P	10,000 sf	—	35	25	10	20	25%	NA	35		
	Multifamily (more than 4 units)**	P	50,000 square feet	200	75	50	40	80	25%	800 square feet	35		See § 310-5.14
	Nonprofit organizations	P	10,000 sf	—	35	25	40	20	25%	NA	35		
	Nursing homes	P	10,000 sf	—	35	25	20	40	25%	NA	35		
	Nursery	P	10,000 sf	—	35	25	20	40	50%	NA	35		
	Personal service establishment	P	10,000 sf	—	35	25	10	20	50%	NA	35		
	Pharmacy	P	10,000 sf	—	35	25	10	20	50%	NA	35		
	Professional office	P	10,000 sf	—	35	25	10	20	50%	NA	35		
	Public utilities	P	10,000 sf	—	75	50	50	100	50%	NA	35		See § 310-4.6
	Restaurants and drinking establishments	P	10,000 sf	—	35	25	10	20	50%	NA	35		
	Retail shopping center	P	10,000 sf	—	35	25	20	40	50%	NA	35		
	Special Permit Uses Subject to Site Plan Review												
	Banks	SP	10,000 sf	—	35	25	10	20	50%	NA	35		See § 310-6.3A
	Bed-and-breakfast	SP	10,000 sf	—	35	25	20	40	50%	1,500 square feet	35		See § 310-6.3B
	Car wash	SP	10,000 sf	—	35	25	20	40	50%	NA	35		See § 310-6.3C
	Commercial recreation facilities	SP	10,000 sf	—	35	25	20	40	50%	NA	35		
	Day-care center	SP	10,000 sf	—	35	25	20	40	50%	NA	35		See § 310-6.3E
	Elementary and secondary schools	SP	5 acres	350	100	100	100	200	10%	NA	35		
	Family and group care facilities	SP	10,000 sf	—	35	25	20	40	50%	NA	35		See § 310-6.3F
	Gasoline service stations/repair garage	SP	10,000 sf	—	35	25	20	40	40%	NA	35		See § 310-6.3G
Hospitals and medical diagnostic centers	SP	10,000 sf	—	35	25	10	20	25%	NA	35			
Hotels, motels and motor lodges	SP	5 acres	350	100	100	100	200	20%	250 square feet/room	35	See § 310-6.3J		
Self-storage facilities	SP	10,000 sf	—	200	100	100	200	35%	NA	35	See § 310-6.3M		
Theaters, other than drive-in	SP	10,000 sf	—	35	25	10	20	50%	NA	35			
Transmission towers - cellular, radio and TV	SP	10,000 sf	—	35	25	20	40	50%	NA	See Notes	See § 310-6.3D		
Veterinary hospitals	SP	10,000 sf	—	35	25	20	40	50%	NA	35	See § 310-6.3O		
Warehouse	SP	10,000 sf	—	35	25	20	40	50%	NA	35			
Accessory Structures													
Off-street parking	In accordance with Article VIII										In accordance with Article VIII		

NOTES:

* ~~The minimum lot area for a nonresidential use shall be 10,000 square feet and site plan review shall be required by Planning Board.~~

* ~~Multiresidence developments with eight or more units shall provide 200 square feet of outdoor recreation space per unit or make a payment in lieu of parkland.~~

Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

ZONING

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 " - " No Requirement

6.7	Mixed-Use District - MX	Use Type	Minimum Lot Area	Required Setbacks (feet)					Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses	
				Width	Front	Rear	Side, 1	Side, Both						
District Intent To provide for a mix of commercial and residential land uses within the hamlet centers.	One-family dwelling (with municipal-public sewer and water)	P	See Notes 12,500 square feet	100	35	25	10	30	25%	1,200 square feet	35	All existing vacant parcels in the MX District shall be buildable	Accessory parking, loading and private garage Bus stops and taxi stands Domestic animals keeping pursuant to § 310-5.2 Dormitory, fraternity, sorority house § 310-5.3 Fuel storage tank pursuant to § 310-5.25 < 550 gallons Signs as regulated by Chapter 234, Signs Other accessory uses customarily incidental to the principal use.	
	Artist gallery or artist studio	P	—	—	10	—	—	80%	850 square feet	35				
	Artist live/work units	P	—	—	10	—	—	80%	850 square feet	35	No residential on first floor of mixed-use buildings			
	Living-over-the-store dwelling	P	—	—	10	—	—	80%	1,000 square feet	35				
	Public parks and playgrounds	P	—	—	10	—	—	50%	NA	35				
	Permitted Subject to Site Plan Review													
	Fitness center or gymnasium	P	—	—	10	—	—	80%	NA	35				
	Home occupation**	P	1/2 acre	—	—	25	—	—	80%	NA	35	See § 310-6.3I		
	House of worship	P	—	—	10	—	—	80%	NA	35	See § 310-4.6			
	Personal service establishment	P	—	—	10	—	—	80%	NA	35				
	Pharmacy	P	—	—	10	—	—	80%	NA	35				
	Printing and publishing	P	—	—	10	—	—	80%	NA	35				
	Professional offices	P	—	—	10	—	—	80%	NA	35				
	Restaurants and drinking establishments	P	—	—	10	—	—	80%	NA	35				
	Retail establishments	P	—	—	10	—	—	80%	NA	35				
	Theaters	P	—	—	10	—	—	80%	NA	35				
	Special Permit Uses Subject to Site Plan Review													
	Banks	SP	—	—	10	—	—	80%	NA	35	See § 310-6.3A			
	Bed-and-breakfast	SP	—	—	10	—	—	80%	1,500 square feet	35	See § 310-6.3B			
	Colleges and universities	SP	—	—	10	—	—	80%	NA	35				
	Elementary and secondary schools	SP	—	—	10	—	—	80%	NA	35				
	Fuel storage < 500 gallons for permitted use	SP	—	—	10	—	—	80%	NA	35				
	Hotel and resort hotel	SP	—	—	10	—	—	80%	NA	35	See § 310-6.3I			
	Outdoor café	SP	—	—	10	—	—	80%	NA	NA	See § 310-5.18			
	Public utilities	SP	—	—	10	—	—	50%	NA	35				
	Telecommunications companies	SP	—	—	10	—	—	80%	NA	35				
	Townhouse development (with public sewer and water)	SP	NA	NA	5-10 ³⁵	20 ²⁵	12 ²⁵	24 ⁵⁰	80%	NA	35	See Article XVIII		
	Townhouse structures*	SP	NA	NA	5-10	10	12	24	NA	NA	35	See Article XVII		
See Article XVII.														
Minimum habitable floor area - 3 BR	NA	NA	NA	NA	NA	NA	NA	NA	1,100 square feet	NA	Minimum land area per dwelling unit shall average 2,500 square feet			
Minimum habitable floor area - 2 BR	NA	NA	NA	NA	NA	NA	NA	NA	950 square feet	NA				
Minimum habitable floor area - 1 BR	NA	NA	NA	NA	NA	NA	NA	NA	800 square feet	NA				
Maximum units per townhouse structure	NA	NA	NA	NA	NA	NA	NA	NA	7	NA				
Minimum distance between TH structures	NA	NA	NA	NA	NA	NA	NA	NA	60 feet	NA				
Row house structures* (with public sewer and water)	SP	NA	NA	0-5	5	0	0	80%	NA	35	See Article XVIII			
Minimum habitable floor area - 3 BR	NA	NA	NA	NA	NA	NA	NA	NA	1,100 square feet	NA	Minimum land area per dwelling unit shall average 2,500 square feet			
Minimum habitable floor area - 2 BR	NA	NA	NA	NA	NA	NA	NA	NA	950 square feet	NA				
Minimum habitable floor area - 1 BR	NA	NA	NA	NA	NA	NA	NA	NA	800 square feet	NA				
Maximum units per townhouse structure	NA	NA	NA	NA	NA	NA	NA	NA	7	NA				
Accessory Structures												In accordance with § 310-4.7 and Article V		
Off-street parking	In accordance with Article VIII											In accordance with Article VIII		

NOTES:

* Site plan review required by Planning Board.

** Refer to Code § 310-5.6, Home occupation.

Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

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KEY:
 P - Permitted Use
 SP - Special Permit Use
 NA - Not Applicable
 " - " No Requirement

District Intent	Neighborhood Business District - NB	Use Type	Minimum Lot Area	Required Setbacks (feet)				Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses	
				Width	Front	Rear	Side, 1						Side, Both
To provide areas for the development of small commerce in harmony with adjacent residential neighborhoods.	Public parks and playgrounds	P	—	—	35	20	10	20	25%	NA	35	Accessory parking, loading and private garage Bus stops and taxi stands Domestic animals keeping pursuant to § 310-5.2 Fuel storage tank pursuant to § 310-5.25 less than 550 gallons Signs as regulated by Chapter 234, Signs Other accessory uses customarily incidental to the principal use.	
	Permitted Subject to Site Plan Review												
	Artist gallery or artist studio	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Fitness center or gymnasium	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Funeral home	P	10,000 sf	—	35	20	10	20	25%	NA	35		
	Greenhouse - commercial	P	10,000 sf	—	35	20	10	20	25%	NA	35		
	Home occupation**	P	1/2 acre	—	35	20	10	20	25%	NA	35		See § 310-6.3I.6
	House of worship	P	10,000 sf	—	35	20	10	20	25%	NA	35		See § 310-4B
	Nonprofit organizations	P	10,000 sf	—	35	20	10	20	25%	NA	35		
	Nursery	P	10,000 sf	—	35	20	10	20	25%	NA	35		
	Personal service establishment	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Pharmacy	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Professional office	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Retail store	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Restaurants and drinking establishments	P	10,000 sf	—	35	20	10	20	50%	NA	35		
	Special Permit Uses Subject to Site Plan Review												
	Banks	SP	10,000 sf	—	35	20	10	20	50%	NA	35		See § 310-6.3A
	Bed-and-breakfast	SP	10,000 sf	—	35	20	10	20	25%	1,500 square feet	35		See § 310-6.3B
	Day-care center	SP	10,000 sf	—	50	20	20	40	25%	NA	35		See § 310-6.3E
	Elementary and secondary schools	SP	10,000 sf	—	35	20	20	40	25%	NA	35		
	Hotels and resort hotels	SP	—	—	35	20	10	20	50%	250 square feet/room	35		See § 310-6.3J
	Motels and motor lodges	SP	—	—	35	20	10	20	50%	250 square feet/room	35		See § 310-6.3J
	Veterinary hospitals	SP	—	—	35	20	10	20	50%	NA	35		See § 310-6.3O
	Accessory Structures												
	Off-street parking	In accordance with Article VIII											In accordance with Article VIII

NOTES:

* The minimum lot area for a nonresidential use shall be 10,000 square feet and site plan review shall be required by Planning Board.
 Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

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KEY:
 P - Permitted Use
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	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet)					Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses	
			Width	Front	Rear	Side, 1	Side, Both						
§ 9	Light Industrial District - I												
District Intent	Agricultural Operation - Class 1												
To provide areas for the development of light industry and associated commerce in locations where development will not be in conflict with residential land uses.	Permitted Subject to Site Plan Review												
	P	5	350	75	50	50	100	10%	NA	35	See § 310-4.6	Accessory parking, loading and private garage Bus stops and taxi stands Gatehouse quarters or watchman's quarters Fuel storage tank <u>pursuant to § 310-5.2 less than 550 gallons</u> Home occupations pursuant to § 310-5.6 for pre-existing nonconforming residential use properties subject to special permit. Office and showroom accessory to principle use Signs as regulated by Chapter 234, Signs Other accessory uses customarily incidental to the principal use.	
	P	10	250	100	75	75	150	—	—	35			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	1	200	75	50	50	100	20%	NA	40			
	P	10	500	200	100	100	200	20%	NA	40			
	Special Permit Uses Subject to Site Plan Review												
	SP	3	200	75	50	50	100	20%	NA	40			
	SP	3	200	75	50	50	100	20%	NA	40			
	SP	1	200	75	50	50	100	20%	NA	40			
	SP	1	200	75	50	50	100	20%	NA	40			
	SP	1	200	75	50	50	100	20%	NA	40	See § 310-6.3C		
	SP	1	200	75	50	50	100	20%	NA	40			
	SP	5	350	100	100	100	200	20%	NA	40			
SP	1	200	75	50	50	100	20%	NA	40				
SP	1	200	75	50	50	100	40%	NA	40	See § 310-6.3G			
SP	25	1,000	500	500	500	500	20%	NA	40	See § 310-6.3H			
SP	3	200	75	50	50	100	20%	NA	40	See § 310-6.3J			
SP	3	200	75	50	50	100	20%	NA	40	See § 310-6.3J			
SP	1	200	75	50	50	100	20%	NA	40	100 foot separation from-			
SP	3	200	100	100	100	200	20%	NA	40				
SP	25	750	100	100	100	200	20%	NA	40				
SP	10	500	200	150	150	300	20%	NA	40	See § 310-6.3L			
SP	3	200	75	75	75	150	35%	NA	40				
SP	3	200	75	50	50	100	20%	NA	40				
SP	3	200	75	75	75	150	35%	NA	40				
SP	3	200	200	100	100	200	20%	NA	35	See § 310-6.3M			
SP	3	200	75	75	75	150	35%	NA	40	No smelting			
SP	3	200	75	50	50	100	20%	NA	See Notes	See § 310-6.3O			
SP	1	200	75	50	50	100	20%	NA	40	See § 310-6.3O			
SP	1	200	75	50	50	100	20%	NA	40				
Accessory Structures													
Off-street parking													
In accordance with Article VIII													
In accordance with § 310-4.7 and Article V													
In accordance with Article VIII													

NOTE: Site plan review is required by the Planning Board for all proposed light industrial use.
 Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

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[Amended 5-25-2010 by L.L. No. 10-2010; 12-22-2014 by L.L. No. 8-2014]

KEY:
P — Permitted Use
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	9 Heavy Industrial District	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet)					Maximum Lot Coverage	Minimum Floor Area	Maximum Height (feet)	Notes	Accessory Uses
				Width	Front	Rear	Side, 1	Side, Both					
District Intent Provide for the development of heavy industrial uses in areas that will not conflict with residential and commercial uses.	Special Permit Uses												
	All uses permitted in the LI District												
	Recycling facility	SP	3	200	75	75	75	150	35%	NA	40		Accessory parking, loading and private garage- Fuel storage tank less than 550 gallons Home occupations pursuant to § 310-5.6 for pre-existing nonconforming residential use properties subject to special permit. Office and showroom accessory to principle use Signs as regulated by Chapter 234, Signs Other uses customarily incidental to principal use.
	Sanitation operation	SP	3	200	75	75	75	150	35%	NA	40		
	Storage and processing of scrap metal	SP	3	200	75	75	75	150	35%	NA	40	No smelting	
	Transmission towers—cellular, radio and TV	SP	3	200	75	75	75	150	35%	NA	See Notes	See § 310-6.3D	
Accessory Structures													
Off street parking												In accordance with § 310-4.7 and Article V In accordance with Article VIII	

NOTE: Site plan review is required by the Planning Board for all heavy industrial uses.

Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.

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 [Amended 7-9-2012 by L.L. 7-2012; 12-22-2014 by L.L. No. 8-2014]

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 NA – Not Applicable
 “ – “ No Requirement

11_10	Planned Resort Destination-Development - PRD	Use Type	Minimum Lot Area (acres)	Required Setbacks (feet)					Minimum Floor Area	Maximum Height (feet)	Notes	Minimum Required Parking Spaces	Accessory Uses	
				Width	Front	Rear	Side, 1	Side, Both						
District Intent To facilitate proper development on large tracts by fostering continuance of existing uses, while encouraging adaptive reuse and innovative mixed use, compatible with the rural character of the Town of Fallsburg.	Permitted Uses (Residential)													
	One-family dwellings	P	.75	125	150	25	25	50	1,200 square feet	35	See Notes	§ 310-8.1G	Accessory parking, loading and private garage Day-care center Domestic animals keeping pursuant to § 310-5.2 Dormitory, fraternity, sorority house § 310-5.3 Greenhouse for private home use Home occupation pursuant to § 310-5.6 Outdoor recreation facilities Public assembly Reservoirs and ponds subject to DEC approval Satellite dishes in accordance with § 310-4.7I Signs as regulated by Chapter 234, Signs Storage of goods, equipment or accessory product Storing of not more than 3 boats, trailers or RVs Storage shed Swimming pools in accordance with § 310-4.6 Theaters - indoor Utility structures Warehousing Other accessory uses customarily incidental to the principal use.	
	Two-family dwellings	P	1.5	125	150	25	25	50	1,200 square feet	35	See Notes	§ 310-8.1G		
	Permitted Subject to Site Plan Review													
	Banquet facilities	P	2	200	75	75	75	150	NA	45		1 space per 4 seats		
	Colleges and universities	P	10	500	200	150	150	300	10%	35		§ 310-8.1G		
	Commercial recreational facilities	P	10	500	200	150	150	300	10%	35		§ 310-8.1G		
	Conference center	P	10	500	200	150	150	300	10%	45		1 space per 4 seats		
	Golf course	P	50	750	100	100	100	200	NA	35		§ 310-8.1G		
	House of worship	P	10	500	200	150	150	300	10%	45	See § 310-4.6	§ 310-8.1G		
	Not-for-profits	P	1	125	50	25	25	50	NA	35		§ 310-8.1G		
	Personal service establishments	P	1	125	50	25	25	50	NA	35	Accessory to hotel	§ 310-8.1G		
	Professional office	P	1	125	50	25	25	50	NA	35		§ 310-8.1G		
	Retail	P	1	125	50	25	25	50	NA	35	Accessory to hotel	§ 310-8.1G		
	Restaurants	P	1	125	50	25	25	50	NA	35	Accessory to hotel	§ 310-8.1G		
	Religious retreat	P	10	500	200	150	150	300	10%	45	See § 310-4.8	§ 310-8.1G		
	Special Permit Uses (Residential)													
	Duplex homes**	SP	—	—	—	—	—	—	—	—	—	—		
	Townhouse development (time-shared)	SP	10	300	150	100	100	200	NA	NA	Article XVII			
	Townhouse structures*	SP	NA	NA	16-20	25	30	60	NA	35				
	Townhouse structures*	SP	NA	NA	See Article XVII				NA	35				
	Minimum habitable floor area - 3 BR	NA	NA	NA	NA	NA	NA	NA	1,100 square feet	NA	See § 310-17.3B(4)			
	Minimum habitable floor area - 2 BR	NA	NA	NA	NA	NA	NA	NA	950 square feet	NA				
	Minimum habitable floor area - 1 BR	NA	NA	NA	NA	NA	NA	NA	800 square feet	NA				
	Maximum units per townhouse structure	NA	NA	NA	NA	NA	NA	NA	7	NA				
	Minimum distance between TH structures	NA	NA	NA	NA	NA	NA	NA	60 feet	NA				
	Special Permit Uses (Nonresidential)													
	Bed and breakfast	SP	2	125	50	25	25	50	1,500	35		§ 310-8.1G		
	Campgrounds – vacation	SP	10	500	200	150	150	300	10%	NA				
	Camps – day	SP	25	750	200	200	200	400	20%	35				
	Camps – sleep away	SP	25	750	200	200	200	400	20%	35				
	Elementary and secondary schools	SP	10	500	200	150	150	300	10%	45		§ 310-8.1G		
	Hotels and resort hotels	SP	10	500	200	150	150	300	250 square feet/room	45		§ 310-8.1G		
Accessory Structures														
Off-street parking				In accordance with Article VIII									In accordance with Article VIII	

NOTES:

The location of residential units within a Planned Resort Destination District shall not be restricted to the Town water or sewer district boundaries, provided all units are served with public and/or central water and sewer.

* New Planned Resort Developments shall require site plan review by the Planning Board. Existing resort developments shall only require site plan review for those actions that require site plan review in accordance with Article VII of this chapter.

** ~~Bulk requirements change with the application of the Duplex Law, § 310-5.30.~~

~~Cluster, bungalow colony, two-family dwelling, duplex and multifamily developments shall require a minimum separation distance of 31 feet of green space between buildings. The only items permitted within the separation distance are walkways, and landings or decks of less than five feet in width. No porch or similar structure shall protrude or be installed into this required separation. If fire flow calculations can be met, then the required separation distance between buildings can be reduced to a minimum of 25 feet.~~