

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 5

Town of Thompson

Schedule of District Regulations
HC-2 Highway Commercial-2 District

[Added 6-7-2005 by L.L. No. 1-2005; amended 6-20-2006 by L.L. No. 5-2006; 11-21-2006 by L.L. No. 6-2006; 7-1-2008 by L.L. No. 6-2008; 11-20-2012 by L.L. No. 13-2012; 9-6-2016 by L.L. No. 4-2016; at time of adoption of Code (see Ch. 1, General Provisions, Art. 1)]

HC-2 Highway Commercial-2 District

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted			
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)	
Home occupations	1-family dwelling not to exceed 1 per lot		2-family dwelling not to exceed 1 per lot												
Processing and sale of farm products	With central water and sewer		With central water and sewer	20,000 square feet	100	125	40	40	15	40	1,000 square feet and 20 feet wide	2.0	20%	30	
Keeping not more than 2 farm animals on lots of under 5 acres, plus 1 additional farm animal per 1 additional acre in excess of 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line	Without central water and sewer		Without central water and sewer	40,000 square feet	150	150	50	50	20	50	1,000 square feet and 20 feet wide	1.0	10%	30	
		Bed-and-breakfast and inns													
		With central sewer			20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
	Without central sewer			40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35	
Rental offices	The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of odor- or dust-producing substances are within 150 feet of any lot line:	Multiple dwellings in accordance with § 250-28 Note: To derive the acreage used in computing the allowable number of units on a given property, use the gross acreage minus the area allotted to bodies of water, areas subject to flooding, ponding and wetlands; areas which have slopes over 20%, and existing rights-of-way and easements.		10 acres	150	150	40	50	30	50	1,000	1.9*	25%	35 ¹	
Related recreational uses not closer than 100 feet to any property line															
Parking garage															
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet to any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC		Row houses and attached dwellings in accordance with § 250-28		10 acres	22 ²	100 ²	30 ²	35 ²	4 ²	25 ²	500	4.0*	20%	35 ¹	
I sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated	Growing of crops, orchards or nurseries			5 acres	150	300	50	50	35	70	N/A	N/A	30% ³	35	
Outdoor vending machines															

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	Keeping of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres			5 acres	150	300	50	50	35	70	N/A	N/A	30% ³	35
	Keeping of livestock			25 acres	150	300	50	50	35	70	N/A	N/A	30% ³	35
	Harvesting of forest products and wild crops			10 acres	No structure shall be within 200 feet of a lot line						N/A	N/A	N/A	N/A
			Car wash	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Theaters	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
Nonflashing business signs related to a use on the same lot, provided that: The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage. Each side of a building that abuts more than 1 street shall be considered a separate frontage. No sign shall project more than 18 inches from a wall to which is it affixed.	Signs advertising a product or activity not conducted on the premises, provided that: The sign does not exceed 40 feet in length or 20 feet in height		Eating and drinking establishment	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	Not more than 1 such sign shall be permitted per 1,000 feet of road frontage		Government buildings	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
Rental autos in accordance with § 250-37D	No sign shall be within 25 feet of the right-of-way of a public street or within 200 feet of an intersection of a public street		Service establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Personnel service establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Day care	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Mobile home parks in accordance with § 250-25		10 acres	400	400	80	50	50	100	720 square feet/unit and 12 feet wide	7	20%	35
		Motor vehicle service stations and public garages in accordance with § 250-37		40,000 square feet	150	150	80	50	35	70	N/A	N/A	20%	35
		Summer camps, bungalow colonies, and campgrounds, in accordance with §§ 250-31 and 250-34		10 acres	400	400	100	50	50	100	600/unit not less than 1/3 length of building	2.0	10%	35
		Commercial recreational facilities, except drive-in theaters		3 acres	150	150	70	50	50	100	N/A	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75

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	Greenhouse and nurseries			2 acres	250	250	50	50	40	80	N/A	N/A	30%	30
		Nursing homes; medical and dental facilities		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Outdoor sales in accordance with § 250-32		3 acres	150	300	50	50	50	100	N/A	N/A	30%	35
		Stripping of land in accordance with § 250-29		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Places of worship and related parish homes, seminaries, convents, and related uses		3 acres	150	150	50	50	100	100	1,000	1.0	15%	35
		Hotels and motels												
		With sewer facilities		1 acre + 2,000 square feet/unit over 50 units	600	300	100	50	50	100	250 square feet	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
		Without sewer facilities		10 acres + 10,000 square feet/unit over 12 units	600	300	100	50	50	100	250 square feet	N/A	30%	
		Business offices												
		With central sewer facilities		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
		Without central sewer facilities		40,000 square feet	150	150	40	50	25	50	N/A	N/A	15%	
		Animal kennels		3 acres	250	300	40	100	50	100	N/A	N/A	30%	35
		Animal hospitals		20,000 square feet*	100	125	40	50	25	50	N/A	N/A	30%	35
		Mobile home sales		4,000 square feet/ 3 units	150	150	40	50	40	80	N/A	N/A	30%	35
		Shopping centers		5 acres	400	150	50	50	35	70	N/A	N/A	30%	35
			Retail and service establishments	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Funeral homes		40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Warehousing and parking garages		40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Mini-storage warehouses		40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Motor vehicle sales		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Amusement establishments		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
Solar power energy systems in accordance with § 250-91		Large-scale solar energy systems in accordance with § 250-92												

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NOTES:

- * Twenty thousand square feet with central sewer and water; 40,000 square feet without central sewer and water.
- ¹ The Planning Board may give special consideration to allowing 3 stories subject to Planning Board review of firefighting capability and character of neighborhood.
- ² These figures are used for each individual townhouse lot owned in fee simple.
- ³ Percentage only applies to buildings and structures.