

BETHEL CODE

**Schedule I, Table of Use and Bulk Requirements
RD Rural Development District
[Amended 3-24-2011 by L.L. No. 1-2011; 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017]**

KEY:
P – Permitted use
SP – Special permit use
DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to be an area allowing for both rural development and farm uses compatible with each other. Farm uses are desired and encouraged but subjected, in more intensive situations, to the same reviews as other special uses. Farm uses are within this district treated equally with development uses and without the preferences accorded to them in the AG District by state law and Town restrictions against intrusions.	A. Residential Uses												
	One-family detached dwelling	P	2	150	200	50	50	25	50	25%	35		Accessory farm building
	Manufactured home	P	2	150	200	50	50	25	50	25%	35	§ 345-26B.	Boathouses and boat docks
	Manufactured home parks	SP	25	600	600	200	200	100	200	25%	35	§ 345-26C.	Farmstands (roadside for sale of farm products)
	B. Community Facilities												
	Cemetery	P*	5	300	300	75	75	50	100	10%	35		Garages, parking and loading areas
	Community buildings	P*	4	300	300	75	50	50	100	25%	35		
	Essential services	SP	4	300	300	75	50	50	100	25%	35		
	Institutional uses	SP	10	400	400	100	100	75	150	25%	35		Home occupations, professions and trades
	Parks and playgrounds	P*	4	300	300	75	50	50	100	25%	35		
	Private and public schools	SP	4	300	300	75	50	50	100	25%	35		Signs, not including billboards
	Recreational facility, commercial, outdoor	SP	25	600	600	100	100	100	200	25%	35		Other accessory uses customarily appurtenant to a permitted use
	Recreational facility, commercial, indoor	SP	10	400	400	100	100	75	150	25%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	Shooting range	SP	25	600	600	200	200	200	200	10%	35	See § 345-17D.	
	Telecommunications facilities	SP										See § 345-28 for bulk requirements.	
	C. Agricultural Uses												
Agribusiness	P	3	200	200	75	50	25	75	25%	35			
Farm operations, buildings and activities	P	3	200	200	75	50	25	75	25%	35	See § 345-33.		

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District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
	Greenhouses, commercial	P*	3	200	200	75	50	25	75	40%	35		
	Keeping non-domesticated animals	P	3									See § 345-34.	
	Nurseries	P*	3	200	200	75	50	25	75	25%	35		
	On-site processing of agricultural products	SP	3	200	200	75	50	25	75	20%	35		
	D. Business Uses												
	Adult-oriented business	SP	3	200	200	75	50	25	75	20%	35	See § 345-32.	
	Automotive repair, service and filling stations	SP	2	150	200	50	50	25	50	25%	35		
	Bed-and-breakfast	P*	2	150	200	50	50	25	50	25%	35		
	Campgrounds and RV parks, nontransient	SP	25	600	600	200	200	150	300	25%	35	Subject to Chapter 120 of Town Code.	
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	2	150	200	50	50	25	50	25%	35		
	Eating and drinking places	P*	2	150	200	50	50	25	50	25%	35		
	Equipment sales	P*	6	400	400	100	100	50	100	25%	35		
	Kennels	SP	10	400	400	100	100	75	150	25%	35	See §§ 345-21K and 83-11.	
	Home-based business	SP	3	200	200	75	50	25	75	20%	35	See § 345-20.	
	Hotels and motels	SP	6	400	400	100	100	50	100	20%	35		
	Neighborhood stores, less than 5,000 square feet	P*	2	150	200	50	50	25	50	25%	35	See § 345-22H.	
	Summer camps	SP	25	600	600	200	200	150	300	25%	35		
	E. Industrial Uses												
	Light industrial uses	SP	6	400	400	100	100	100	200	20%	35		
	Mining	SP	25	600	600	200	200	200	400	25%	35	NYSDEC regulations also apply.	

NOTES:

* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.

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