

Town of Lumberland, NY
Tuesday, May 10, 2022

Chapter 250. Zoning

Article XI. Schedule of Uses and Bulk Regulations (Use Table)

§ 250-81. Mohican Lake District.

- A. District intent. To accommodate the existing dense settlement while allowing compatible growth.
- B. Development standards.
- (1) Maximum height: 35 feet
 - (2) Side yard setbacks: 35 feet
 - (3) Front yard setback: 50 feet from the edge of the right-of-way. If there is no right-of-way, then 75 feet from the center of the road.
 - (4) Rear yard setback: 50 feet.
 - (5) Maximum lot coverage: 20%.
 - (6) Maximum lot clearing: 50%.
 - (7) Steep slopes: Development is not allowed on slopes steeper than 15%.

C. Uses.^[1]

KEY:

P = Principal permitted use

SU = Special use

A = Accessory use

SU/A = Special accessory use

Schedule of Uses and Bulk Regulations Table

Mohican Lake District

Use	Use Type	Area (acres)	Lot Width (feet)
1- and 2-family dwelling units	P	2	150
Forest management	P	2	150
Wildlife management	P	2	150
Outdoor recreation	P	2	150
Public facilities	P	2	150
Public utility facility	P	2	150

Schedule of Uses and Bulk Regulations Table**Mohican Lake District**

Use	Use Type	Area (acres)	Lot Width (feet)
Public parks and recreational facilities	P	2	150
Recreational facilities	P	2	150
Restaurant	SU	2	150
Drinking establishments	SU	2	150
Religious institutions	SU	2	150
Bed-and-breakfasts	SU	2	150
Clubs	SU	2	150
Children's camps	SU	2	150
Conservation subdivisions	SU	2	150
Commercial recreation	SU	2	150
Offices, business and professional	SU	2	150
Home-based businesses	SU/A	N/A	
Home-based occupations	A	N/A	
Private garages	A	N/A	
Swimming pools	A	N/A	
Stables, private	A	N/A	
Farm stands	A	N/A	
Carports	A	N/A	
Accessory apartments	A	N/A	
Accessory building	A	N/A	

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*