

## PLATTEKILL CODE

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards
<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.	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 Minimal impact uses (§ 110-11D)* One-family detached dwellings Public buildings* Public parks and playgrounds* Two-family dwellings (§ 110-12A)	Active adult/senior care communities (§ 110-35) Bed-and-breakfasts (§ 110-20) Campgrounds (§ 110-43) Cemeteries Class II home occupations (§ 110-28) Clubs, lodges and fraternal organizations Communications centers/towers (§ 110-41) Community buildings Extractive uses (§ 110-44) Instructional uses Kennels (§ 110-49C) Manufactured (mobile) home parks (Code Ch. 68) Medical clinics and offices (§ 110-34) Mixed use projects of allowed uses (§ 110-21) Multiple (multifamily) dwellings (§ 110-22) Neighborhood stores (§ 110-29) Nurseries and greenhouses Nursery schools and day-care facilities Outdoor recreation and amusement (§§ 110-6 and 110-45) Places of worship, parish houses/parsonages Planned business parks (§ 110-42) Professional offices Resorts (§ 110-46) Restaurants (sit-down dining) Sawmills (Types A and B - § 110-39) Schools, colleges and education facilities Self-storage mini-warehouse facilities Stables (commercial - § 110-49B) Warehouses	Accessory apartments (§ 110-151) Class I home occupations (§ 110-28) Customary incidental uses and structures Private garages, tool houses and play houses Private outdoor swimming pools (§ 110-15F) Signs (§ 110-17) Stables (private - § 110-49A) Vehicle and boat storage (§ 110-15H)	<b>Minimums:</b> Lot area: 65,340 sf Lot width:* 200 ft. Lot depth: 200 ft. Front yard: 50 ft. Side yard: 50 ft. Rear yard: 50 ft.
				<b>Maximums:</b> Building coverage: 20% Building height: 35 ft.
	*Site plan review by Planning Board required.			C 43,560 sf D 32,670 sf 150 ft. 40 ft. 40 ft. 40 ft. 25% 35 ft.
				B 65,340 sf 200 ft. 200 ft. 50 ft. 50 ft. 50 ft. 25% 35 ft.
				A 65,340 sf 200 ft. 200 ft. 50 ft. 50 ft. 50 ft. 25% 35 ft.
				D 32,670 sf 125 ft. 125 ft. 40 ft. 40 ft. 40 ft. 25% 35 ft.
				*Note: Where flag lots are allowed for single-family detached residential uses in compliance with the standards and procedures of Chapter 110, Article II, § 110-12E, of the Town Code, the minimum flag lot access frontage shall be no less than 25 feet, but no greater than 50 feet in width. A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water