### 345 Attachment 2

# Town of Bethel Schedule I, Table of Use and Bulk Requirements AD Airport Development District

AD Airport 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; 11-14-2018 by L.L. No. 3-2018]

### KEY:

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

				351.1			-	Setbacks					
			T ( )	Minimum	D (1		(16	eet)		Maximum	Maximum		
District Intent	Uses	Use Type	Lot Area	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both	Building	Height (feet)	Notes	Accessory Uses
		Use Type	(acres)	(leet)	(leet)	Front	Kear	Side, One	Side, Both	Coverage	(leet)	Notes	J
This district is intended to	A. Business Uses	P**		200	200	7.5	70	25	7.5	1	2.5	D (1 1'	Garages, parking and loading
provide an area in and	Campgrounds and RV	P**	5	200	200	75	50	25	75		35	Pursuant to license	areas
around the Sullivan County	parks, transient	CD	2	150	200	50	7.0	2.5	50	200/	20		Ciona not including hillhoomle
International Airport to	Day-care center	SP	2	150	200	50	50	25	50	30%	30		Signs, not including billboards
protect both the airport and collateral uses from	Eating and drinking	SP	2	150	200	50	50	25	50	30%	30		Other coccessors
	places		_										Other accessory uses
intrusions and surrounding	Group home	SP	3	200	200	75	50	25	75	20%	35		customarily appurtenant to a
properties from negative	Hotels and motels	SP	6	400	400	100	100	50	100	30%	35		permitted use
impacts from airport-	B. Industrial Uses												
related and industrial	Airports	SP	100	1,200	1,800	500	500	250	500	30%	35		
activities.	Light industry	SP	2	150	200	50	50	25	50	30%	30		
	Manufacturing	SP	2	150	200	50	50	25	50	30%	30		
	Primary offices for all industrial users	SP	2	150	200	50	50	25	50	30%	30		
	Research and development	SP	2	150	200	50	50	25	50	30%	30		
	Telecommunications facilities	SP										See § 345-28 for bulk requirements.	
	Warehousing	SP	2	150	200	50	50	25	50	30%	30		
	C. Community Facilities												
	Recreational facility,	P**	5	200	200	75	50	25	75		35	May also require	1
	occasional or											noise permit	
	temporary											_	
	commercial outdoor												

### NOTES:

<sup>\*\*</sup> Subject to site plan approval by the Town Planning Board.

### Schedule I, Table of Use and Bulk Requirements AG Agricultural 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; 11-14-2018 by L.L. No. 3-2018; 1-27-2021 by L.L. No. 1-2021]

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

								l Setbacks					
				Minimum	1		(f	eet)		Maximum	Maximum		
District of			Lot Area	Width	Depth			g., o		Building	Height	<b>3</b> 7	
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
This district is intended to	A. Residential Uses	_	1 - 1				1		1				Accessory farm buildings
complement agricultural farmlands and protect them	One-family detached dwelling	P	3	200	200	75	50	25	75	20%	35		Boathouses and boat docks
from various development	Manufactured home	P	3	200	200	75	50	25	75	20%	35	See § 345-26B.	
intrusions which would be incompatible therewith	B. Community Facilities				1			1		1		Ü	Farmstands (roadside for sale of farm products)
while allowing farm and	Cemetery	P*	5	300	300	75	75	50	100	10%	35		
other large landowners	Essential services	SP	6	400	400	100	100	50	100	20%	35		Garages, parking and loading
flexibility to earn a	Golf course	SP	75	1,200	1,500	400	400	200	400	10%	35		areas
reasonable return.	Recreational facility, commercial, outdoor	SP	25	600	600	100	100	100	200	10%	35		Home occupations, professions
	Recreational facility, commercial, indoor	SP	10	400	400	100	100	75	150	10%	35		and trades
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	Other accessory uses customarily appurtenant to a
	Shooting range	SP	25	600	600	200	200	200	200	10%	35	See § 345-17D.	permitted use
	Telecommunications facilities	SP	-									See § 345-28 for bulk requirements.	
	C. Agricultural Uses						•	•				•	
	Agribusiness	P	3	200	200	75	50	25	75	20%	35		
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35	See § 345-33.	
	Greenhouses, commercial	P*	3	200	200	75	50	25	75	40%	35		
	High-density poultry or swine raising	SP	50	900	1,200	400	400	200	400	20%	35		

				Minimum			-	d Setbacks feet)		Maximum	Maximum		
District Intent	Uses	Use Type	Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both	Building Coverage	Height (feet)	Notes	Accessory Uses
	Keeping non- domesticated animals	Р	3							3		See § 345-34.	v
	Nurseries	P*	3	200	200	75	50	25	75	20%	35		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35		
	D. Business Uses								•	•			
	Bed and breakfast	P*	3	200	200	75	50	25	75	20%	35		
	Campgrounds and RV parks, nontransient	SP	25	600	600	200	200	150	300	20%	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	3	200	200	75	50	25	75	20%	35		
	Equipment sales	SP	6	400	400	100	100	50	100	20%	35		
	Group home	SP	3	200	200	75	50	25	75	20%	35		
	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		
	Kennels	SP	10	400	400	100	100	75	150	20%	35	See §§ 345-21K and 83-11.	
	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	20%	35	NYSDEC regulations	
	F. Other											also apply	
	Conservation subdivision											See § 345-24.	
	Rural eco-tech retreat	SP	125	600	600	300	200	150	300	2%	35	See § 345-34.2	

345 Attachment 2:3 Supp 25, Jan 2021

<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

### Schedule I, Table of Use and Bulk Requirements AG-R Agricultural Residential District [Amended 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

				Minimum				l Setbacks eet)		Maximum	Maximum		
D: 4 ! 4 I 4 4	T.		Lot Area	Width	Depth	E 4	D.	6:1 0	C'I D C	Building	Height	NI 4	
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
The purpose of this district	A. Residential Uses			200	200		50	2.5		200/	25		Accessory farm buildings
is to recognize that there are some small residential	One-family detached dwelling	P	3	200	200	75	50	25	75	20%	35		Boathouses and boat docks
communities within	Manufactured home	P	3	200	200	75	50	25	75	20%	35	See § 345-26B.	
agricultural areas that should be protected from	B. Community Facilities												Farmstands (roadside for sale of farm products)
incompatible development	Cemetery	P*	5	300	300	75	75	50	100	10%	35		
activities.	Essential services	SP	6	400	400	100	100	50	100	20%	35		Garages parking and loading
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	areas  Home occupations, profession and trades
	C. Agricultural Uses								•				]
	Agribusiness	P	3	200	200	75	50	25	75	20%	35		Signs, not including billboards
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35	See § 345-33.	Other accessory uses customarily appurtenant to a
	Greenhouses, commercial	P*	3	200	200	75	50	25	75	40%	35		permitted use
	Keeping non- domesticated animals	P	3									See § 345-34.	
	Nurseries	P*	3	200	200	75	50	25	75	20%	35		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35		
	D. Business Uses				•	•	•	•	•	•			
	Bed-and-breakfast	P*	3	200	200	75	50	25	75	20%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	3	200	200	75	50	25	75	20%	35		

### NOTES

<sup>\*</sup> 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.

<sup>\*\*</sup> Subject to site plan approval by the Town Planning Board.

### Schedule I, Table of Use and Bulk Requirements C-17B Highway Commercial District

[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017; 11-14-2018 by L.L. No. 3-2018]

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

							Required	l Setbacks					
				Minimum			-	eet)		Maximum	Maximum		
			Lot Area	Width	Depth					Building	Height		
<b>District Intent</b>	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
This district is intended to	A Residential Uses							•	•				Garages, parking and loading
create an area in the Town	One-family detached	P	1	100	150	25	25	25	50	25%	35		areas
for larger, more-land-	dwelling												
intensive commercial uses	Two-family dwelling	P	2	150	200	50	50	25	50	25%	35		Home occupations, professions
and also transition from the	Multifamily dwelling	SP	4	300	300	75	50	50	100	25%	35	§ 345-27:	and trades
hamlet area to the Town of												maximum density	
Thompson, which that												4 DU per acre	Signs, not including billboards
community intends to	B. Community												
promote for such uses. It is	Facilities												Other accessory uses
intended this area be of	Community buildings	P*	2	150	200	50	50	25	50	25%	35		customarily appurtenant to a
moderate density but also	Essential services	SP	2	150	200	50	50	25	50	25%	35		permitted use
be a location for auto-	House of worship	SP	2	150	200	50	50	25	50	25%	35		
related uses and similar	Recreational facility,	P**	5	200	200	75	50	25	75		35	May also require	
activities demanding high	occasional or											noise permit	
levels of traffic and	temporary											•	
visibility and being	commercial outdoor												
vehicular rather than	C. Agricultural Uses												
pedestrian-oriented. Design	Nurseries and	P*	2	150	200	50	50	25	50	25%	35		
standards for this district are intended to create	greenhouses												
higher-quality development													
through landscaping and													
similar techniques but													
allow more signage and lot													
coverage than otherwise													
permitted outside the													
hamlet area. It is intended													
that design review apply to													
buildings, materials and													
scale, but particularly to													
site layout to control traffic													
access and minimize the													
strip-commercial character													
of the area. See § 345-18													
for applicable design													
standards.													

								l Setbacks					
			Ŧ	Minimum			(fe	eet)		Maximum	Maximum		
D' 1 ' 1 T 1 1	TT.	TI DE	Lot Area	Width	Depth	I .	D	6:1 0	C'I D II	Building	Height	NT 4	A TT
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
	D. Business Uses	an		1-0						2.50/			
	Automotive related	SP	2	150	200	50	50	25	50	25%	35		
	uses	D#		1.50	200	50	50	2.5	50	250/	2.5		
	Bed-and-breakfast	P*	2	150	200	50	50	25	50	25%	35		
	Campgrounds and	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	RV parks, transient												
	Day-care center	SP	1	100	150	25	25	25	50	25%	35		
	Eating and drinking	SP	2	150	200	50	50	25	50	25%	35		
	places												
	Group home	SP	3	200	200	75	50	25	75	20%	35		
	Neighborhood stores	P*	2	150	200	50	50	25	50	25%	35		
	less than 5,000 square												
	feet												
	Professional and	P*	2	150	200	50	50	25	50	25%	35		
	business office												
	Retail uses	SP	2	150	200	50	50	25	50	25%	35		
	Service uses	SP	2	150	200	50	50	25	50	25%	35		
												All nonresidential	
												development in	
												the C-17B Highway	
												Commercial District	
												is subject to Gateway	
												Design Guidelines as	
												described in	
												§ 345-18.	

### **NOTES:**

345 Attachment 2:6 Supp 25, Jan 2021

<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

# Schedule I, Table of Use and Bulk Requirements CS Community Settlement District [Amended 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

				Minimum			-	l Setbacks eet)		Maximum	Maximum		
			Lot Area	Width	Depth					Building	Height		
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
This district is intended to	A. Residential Uses							•	•				Garages, parking and loading
create an additional and	One-family detached	P	0.5	100	150	25	25	10	25	30%	35		areas
complementary higher-	dwelling												
density neighborhood of	Two-family dwelling	P	1	100	150	25	25	25	50	30%	35		Home occupations professions
high quality behind Route	Multifamily dwelling	SP	2	150	200	50	50	25	50	30%	35	§ 345-27:	and trades
17B towards Kauneouga	, ,											maximum density	
Lake, where sewer services												4 DU per acre	Real estate and home
are readily available and	B. Community					•			1	l			occupation signs
pedestrian linkages can be	Facilities												
effectively created. It is further intended this area	Community buildings	P*	0.5	100	150	25	25	10	25	30%	35		Other accessory uses
accommodate higher-density	Day-care center	SP	0.5	100	150	25	25	10	25	30%	35		customarily appurtenant to a
residential development that	Essential services	SP	1	100	150	25	25	25	50	30%	35		permitted use
might otherwise take place	House of worship	SP	1	100	150	25	25	25	50	30%	35		† -
and detract from more rural	Parks and	P*	1	100	150	25	25	25	50	30%	35		+
parts of the Town that would	playgrounds	1	1	100	130	23	23	23	30	3070			
be better off staying rural	Private and public	SP	1	100	150	25	25	25	50	30%	35		+
from both quality of life and	schools	31	1	100	130	23	23	23	30	3076	33		
economic perspectives.	Recreational facility,	D**	5	200	200	75	50	25	75		35	May also require	+
Design standards are	occasional or	L	3	200	200	73	30	23	/3		33	noise permit	
intended to promote walking	temporary commercial											noise permit	
to shops with sidewalks,	outdoor												
mixed-use buildings with	C. Business Uses												+
shops beneath and		P	0.5	100	150	25	25	10	25	30%	25		+
residences above. A full	Bed-and-breakfast	P**	0.5	100	150	25	25	10	25	30%	35	D 1'	-
range of commercial uses	Campgrounds and	P**	5	200	200	75	50	25	75		35	Pursuant to license	
that do not require large land	RV parks, transient		0.5	100	1.50			1.0		200/			4
areas is intended along with	Day-care center	SP	0.5	100	150	25	25	10	25	30%	35		4
high landscape standards, parking in the rear where	Eating and drinking	SP	0.5	100	150	25	25	10	25	30%	35		
possible, modest limits on	places												4
signage use of decorative	Neighborhood stores	P*	0.5	100	150	25	25	10	25	30%	35		1
lighting and design review of	Professional and	P*	0.5	100	150	25	25	10	25	30%	35		
building design, materials	business office												_
and scale. See § 345-18 for	Retail uses	SP	0.5	100	150	25	25	10	25	30%	35		1
applicable design standards.	Service uses	SP	0.5	100	150	25	25	10	25	30%	35		

							Required	Setbacks					
				Minimum			(fe	eet)		Maximum	Maximum		
			Lot Area	MWidth	Depth					Building	Height		
<b>District Intent</b>	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
	D. Other												
												All nonresidential	
												development in	
												the CS Community	
												Settlement District is	
												subject to Gateway	
												Design Guidelines	
												as described in	
												§ 345-18.	

### **NOTES:**

345 Attachment 2:8 Supp 25, Jan 2021

<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

## Schedule I, Table of Use and Bulk Requirements FC Forest Conservation 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; 11-14-2018 by L.L. No. 3-2018]

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

							Required	d Setbacks					
				Minimum			(f	eet)		Maximum	Maximum		
			Lot Area	Width	Depth					Building	Height		
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
This creation of the Forest	A. Residential Uses											<del>i</del>	Accessory farm buildings
Conservation District was	One-family detached	P	5	200	200	75	50	25	75	10%	35		
recommended in Section	dwelling												Boathouses and boat docks
3.1.4(A) of the Town's	B. Community												
Comprehensive Plan. The	<b>Facilities</b>											<u> </u>	Farmstands (roadside for sale
district is intended to	Cemetery	P*	5	300	300	75	75	50	100	10%	35		of farm products)
preserve a very low-density	Community buildings	P*	5	300	300	75	75	50	100	10%	35		
development pattern in the	Essential services	SP	5	300	300	75	75	50	100	10%	35		Garages, parking and loading
southern portion of the	Fraternal	SP	10	400	400	100	100	75	150	10%	35		areas
Town while ensuring that	organizations												
natural features in this	Golf course	SP	75	1,200	1,500	400	400	200	400	10%	35		Home occupations, professions
portion of the Town are	Recreational facility,	SP	25	600	600	100	100	100	200	10%	35		and trades
conserved.	commercial, outdoor												
	Recreational facility,	SP	10	400	400	100	100	75	150	10%	35		Signs, not including billboards
	commercial, indoor												0.1
	Recreational facility,	P**	5	200	200	75	50	25	75		35	May also require	Other accessory uses
	occasional or											noise permit	customarily appurtenant to a permitted use
	temporary												permitted use
	commercial outdoor												
	Shooting range	SP	25	600	600	200	200	200	200	10%	35	See § 345-17D.	
	Telecommunications	SP										See § 345-28 for	
	facilities											bulk requirements.	
	C. Agricultural Uses												
	Agribusiness	P	5	300	300	75	75	50	100	10%	35		
	Farm operations,	P	5	300	300	75	75	50	100	10%	35	See § 345-33.	
	buildings and												
	activities												
	Greenhouses,	P*	5	300	300	75	75	50	100	40%	35		
	commercial												
	Keeping non-	P	5									See § 345-34.	
	domesticated animals												
	Nurseries	P*	5	300	300	75	75	50	100	10%	35		

							Required	l Setbacks					
				Minimum			-	eet)		Maximum	Maximum		
			Lot Area	Width	Depth					Building	Height		
<b>District Intent</b>	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
	D. Business Uses							_	_				
	Bed-and-breakfast	P*	5	300	300	75	75	50	100	10%	35		
	Campgrounds and RV parks, nontransient	SP	25	600	600	200	200	150	300	10%	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	5	200	200	75	50	25	75	10%	35		
	Eating and drinking places	SP	5	300	300	75	75	50	100	10%	35		
	Group home	SP	3	200	200	75	50	25	75	20%	35		
	Hotels and motels	SP	6	400	400	100	100	50	100	20%	35		
	Kennels	SP	10	400	400	100	100	75	150	10%	35	See §§ 345-21K and 83-11.	
	E. Other					•		•	•	•	•		
	Conservation subdivision											See § 345-24.	

### **NOTES:**

345 Attachment 2:10 Supp 25, Jan 2021

<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

# Schedule I, Table of Use and Bulk Requirements G-17B Gateway Commercial District [Amended 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

								d Setbacks					
				Minimum			(f	eet)	1	Maximum	Maximum		
			Lot Area	Width	Depth					Building	Height		
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
This district is intended to	A. Residential Uses									1			Accessory farm buildings
create and maintain an	One-family detached	P	0.5	100	150	25	25	10	25	30%	35		
attractive gateway into the	dwelling (with public												Farmstands (roadside for sale
heart of Bethel and	sewer)												of farm products)
complement the Performing	One-family detached	P	2	150	200	50	50	25	50	30%	35		
Arts and Agriculture	dwelling (without												Garages, parking and loading
Districts that it adjoins. It is,	public sewer)												areas
moreover, specifically intended to accommodate a	B. Community							•	•				
range of generally passive	<b>Facilities</b>												Home occupations, professions
recreational and resort-	Cemetery	P*	2	150	200	50	50	25	50	30%	35		and trades
related uses that build upon	Community buildings	P*	2	150	200	50	50	25	50	30%	35		
the agricultural and	Essential services	SP	2	150	200	50	50	25	50	30%	35		Signs, not including billboards
performing arts uses	House of worship	SP	2	150	200	50	50	25	50	30%	35		-
prevalent in the area. Design	Recreational facility,	D**	5	200	200	75	50	25	75	3070	35	May also require	Other accessory uses
criteria for this district are	occasional or	1	3	200	200	7.5	30	23	73		33	noise permit	customarily appurtenant to a
intended to ensure that all	temporary											noise permit	permitted use
commercial uses are	commercial outdoor												
landscaped properly and are	C Agricultural Uses												_
subjected to design review	8	D	3	200	200	7.5	50	25	7.5	30%	25		_
with respect to building	Agribusiness	P P	2			75 75	50	25	75		35	G 0.245.22	
materials, design and scale.	Farming operations,	P	3	200	200	75	50	25	75	20%	35	See § 345-33.	
The intent is to effectively	buildings and												
blend these commercial	activities												
elements into the working	Keeping non-	P										See § 345-34.	
landscapes of both the	domesticated animals												
existing natural environment	Nurseries and	P*	3	200	200	75	50	25	75	30%	35		
and the built environment	greenhouses												
being created within the	On-site processing of	P	3	200	200	75	50	25	75	20%	35		
Performing Arts District.	agricultural products												
Signage is intended to be	D. Business Uses												
strictly limited, lot coverage	Bed-and-breakfast	P*	1	100	150	25	25	25	50	30%	35		
restricted to modest	(with public sewer)												
amounts, utilities placed	Bed-and-breakfast	P*	2	150	200	50	50	25	50	30%	35		
underground and residential	(without public												
density maintained at a	sewer)												
moderate level. See § 345-18 for applicable	Campgrounds and	P**	5	200	200	75	50	25	75		35	Pursuant to license	
design standards.	RV parks, transient	•				, , ,							
uesigii stanuarus.	* '	SP	2	150	200	50	50	25	50	30%	35		
	Day-care center	5P	2	130	200	50	30			30%	33		

								d Setbacks					
				Minimum	I		(f	eet)	T	Maximum	Maximum		
B1 (1 (7 )			Lot Area	Width	Depth	<b>.</b>		G. 1 G		Building	Height		
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
	Eating and drinking	SP	1	100	150	25	25	25	50	30%	35		
	places (with public sewer)												
	Eating and drinking	SP	2	150	200	50	50	25	50	30%	35		
	places (without public	SP	2	130	200	30	30	23	30	30%	33		
	sewer)												
	Hotels and motels	SP	6	400	400	100	100	75	150	30%	35		
	Neighborhood stores,	p*	1	100	150	25	25	25	50	30%	35		
	less than 5,000 square	_		100						30,0			
	feet (with public												
	sewer)												
	Neighborhood stores,	P*	2	150	200	50	50	25	50	30%	35		
	less than 5,000 square												
	feet (without public												
	sewer)												
	Professional and	P*	1	100	150	25	25	25	50	30%	35		
	business office												
	(with public sewer)	D#	2	150	200	50	50	2.5	50	200/	2.5		
	Professional and business office	P*	2	150	200	50	50	25	50	30%	35		
	(without public sewer)												
	Retail uses (with	SP	1	100	150	25	25	25	50	30%	35		
	public sewer)	51	1	100	150	23	23	23	30	3070			
	Retail uses (without	SP	2	150	200	50	50	25	50	30%	35		
	public sewer)			150	200			25		3070			
	Service uses (with	SP	1	100	150	25	25	25	50	30%	35		
	public sewer)												
	Service uses (without	SP	2	150	200	50	50	25	50	30%	35		
	public sewer)												
												All nonresidential	
												development in	
												the G-17B Gateway	
												Commercial District is	
												subject to Gateway	
												Design Guidelines as	
												described in	
												§ 345-18.	

### **NOTES:**

345 Attachment 2:12 Supp 25, Jan 2021

<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

# Schedule I, Table of Use and Bulk Requirements H-17B Hamlet Commercial District [Amended 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

							Require	d Setbacks					
				Minimum			(f	eet)	1	Maximum	Maximum		
D' ( ' ( I ( ) )	TT.	T. 70	Lot Area	Width	Depth	F 4	D	6:1-0	C. I D 41	Building	Height	NT 4	
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
This district is intended to	A. Community Facilities	<b>D</b>	0.5	100	150	2.5	2.5	10	25	2.50/	25		Garages, parking and loading
create a higher-density	Community buildings	P	0.5	100	150	25	25	10	25	35%	35		areas
commercial and mixed-use	(with public sewer)	_		100	4.50					2.50/	2-		
neighborhood of high quality	Community buildings	P	1	100	150	25	25	25	50	35%	35		Home occupations, professions
around White Lake, where	(without public sewer)	~-								/			and trades
sewer services are readily	Essential services	SP	0.5	100	150	25	25	10	25	35%	35		0: 4: 1 1: 1:111 1
available, pedestrian	(with public sewer)												Signs, not including billboards
linkages can be effectively	Essential services	SP	1	100	150	25	25	25	50	35%	35		041
created and it is possible to	(without public sewer)												Other accessory uses customarily
establish a destination	House of worship	SP	1	100	150	25	25	25	50	35%	35		appurtenant to a permitted use
shopping center within the	(with public sewer)												
Town. Design standards are	House of worship	SP	2	150	200	50	50	25	50	35%	35		
intended to promote walking	(without public sewer)												<u> </u>
to shops with sidewalks,	Recreational facility,	P**	5	200	200	75	50	25	75		35	May also require	
mixed-use buildings with	occasional or											noise permit	
shops beneath and	temporary											1	
residences or offices above	commercial outdoor												
and higher-density	B. Business Uses									I			7
commercial development. A	Campgrounds and	P**	5	200	200	75	50	25	75		35	Pursuant to license	7
full range of commercial	RV parks, transient	•		200	200	, ,	20	25	""			T disdant to needs	
uses that do not require large	Commercial	SP	0.5	100	150	25	25	10	25	35%	35		†
land areas is intended along	recreational facilities,	51	0.5	100	130	23	23	10	25	3370			
with high landscape standards, parking in the rear	indoor (with public												
	sewer)												
where possible, modest	Commercial	SP	1	100	150	25	25	25	50	35%	35		†
limits on signage, use of decorative lighting and	recreational facilities,	51	1	100	130	2.5	23	23	30	3370			
	indoor (without public												
design review of building	sewer)												
design, materials and scale.	Day-care center	SP	1	100	150	25	25	25	50	35%	35		+
Restaurants and small shops that will create tourist	Eating and drinking	SP	0.5	100	150	25	25	10	25	35%	35		1
	places (with public	Sr	0.5	100	130	23	23	10	23	3370	33		
interest in the hamlet area	sewer)												
and support surrounding	Eating and drinking	SP	1	100	150	25	25	25	50	35%	35		+
residential uses are		Sr	1	100	130	23	23	23	30	33%	33		
encouraged. See § 345-18	places (without public												
for applicable design	sewer)	SP	_	150	200	50	50	25	50	250/	25		+
standards.	Hotels and motels	SP	2	150	200	50	50	25	50	35%	35		
	(with public sewer)												

				Minimum				d Setbacks eet)		Maximum	Maximum		
			Lot Area	Width	Depth					Building	Height		
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
	Hotels and motels (without public sewer)	SP	4	300	300	75	50	50	100	25%	35		
	Neighborhood stores, less than 5,000 square feet (with public sewer)	P*	0.5	100	150	25	25	10	25	35%	35		
	Neighborhood stores, less than 5,000 square feet] (without public sewer)	P*	1	100	150	25	25	25	50	35%	35		
	Professional and business offices (with public sewer)	P*	0.5	100	150	25	25	10	25	35%	35		
	Professional and business offices (without public sewer)	P*	1	100	150	25	25	25	50	35%	35		
	Retail uses (with public sewer)	SP	0.5	100	150	25	25	10	25	35%	35		
	Retail uses (without public sewer)	SP	1	100	150	25	25	25	50	35%	35		
	Service uses (with public sewer)	SP	0.5	100	150	25	25	10	25	35%	35		
	Service uses (without public sewer)	SP	1	100	150	25	25	25	50	35%	35		
												All nonresidential development in the H-17B Hamlet Commercial District is subject to Gateway Design Guidelines as described in § 345-18.	

345 Attachment 2:14 Supp 25, Jan 2021

<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

## Schedule I, Table of Use and Bulk Requirements PA Performing Arts Center 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

							Require	d Setbacks					
				Minimum			(f	reet)	1	Maximum	Maximum		
District Intent	Uses	Use Type	Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both	Building	Height (feet)	Notes	Accessory Uses
This district is intended to	A. Residential Use	Use Type	(acres)	(leet)	(leet)	Front	Kear	Side, One	Side, Butil	Coverage	(leet)	Notes	Accessory farm buildings
recognize the importance of	One-family detached	p	0.5	100	150	25	25	10	25	25%	35		Accessory farm buildings
the Woodstock Festival site	dwelling (with public	Г	0.5	100	130	23	23	10	23	2370	33		Food and craft concessions
and its surrounding environs	sewer)												rood and craft concessions
as a premier location of our	One-family detached	P	3	200	200	75	50	25	75	25%	35		Garages, parking and loading
national heritage. The Town	dwelling (without	Р	3	200	200	/3	30	23	/3	25%	33		areas
desires to preserve and	public sewer)												areas
further this national heritage	1 /												Home occupations, professions
by creation of this zoning	B. Community												and trades
district. The Performing Arts	Facilities	CD	1 2	200	200	7.5	7.0	7 25	7.5	2.50/	2.5		and trades
Center Development District	Community buildings	SP	3	200	200	75	50	25	75	25%	35		Signs not including hillboards
is intended to encourage and	Essential services	SP	3	200	200	75	50	25	75	25%	35		Signs, not including billboards to a permitted use
permit an orderly and	Golf course	SP	75	1,200	1,500	400	400	200	400	25%	35		to a permitted use
planned development of uses	Institutional uses	SP	10	400	400	100	100	75	150	25%	35		Darforming arts contar planned
devoted to the performing	Recreational facility,	SP	3	200	200	75	50	25	75	25%	35		Performing arts center planned
arts and to provide economic	commercial, outdoor												development
development within the	Recreational facility,	SP	3	200	200	75	50	25	75	25%	35		
community by creating a	commercial, indoor												
tourist destination on a large	Recreational facility,	SP	3	200	200	75	50	25	75	25%	35		
tract of land compatible with	private non-												
the natural surroundings of its location. These district	commercial, outdoor												
regulations allow a range of	Recreational facility,	P**	5	200	200	75	50	25	75		35	May also require	
land uses and supporting	occasional or											noise permit	
services necessary to	temporary											1	
facilitate development of a	commercial outdoor												
nationally prominent	Schools	SP	3	200	200	75	50	25	75	25%	35		
performing arts destination	Telecommunications	SP				, , ,			, ,	20,0		See § 345-28 for	1
and a planned development.	facilities	O1										bulk requirements.	
These regulations are further	Theaters	SP	3	200	200	75	50	25	75	25%	35	Julk requirements.	†
intended to encourage	C. Agricultural Uses	51		200	200	13	50	23	13	2370			+
flexibility, creativity and	Agribusiness	D	3	200	200	75	50	25	75	25%	35		+
innovation in design as well		P P	3	200	200	75	50	25	75	25%	35		+
as the protection of	Farming operations,	Р	3	200	200	/3	30	23	/3	23%	33		
ecologically sensitive land.	buildings and												
	activities												

				Minimum				d Setbacks Feet)		Maximum	Maximum		
			Lot Area	Width	Depth		(1	eet)	T	Maximum Building	Maximum Height		
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
District Intent	Keeping non-	P	(acres)	(icct)	(Icci)	Tiont	Real	Side, One	Side, Both	Coverage	(icct)	See § 345-34.	necessory eses
	domesticated animals	1										366 8 3 13 3 1.	
	Nurseries and	P*	3	200	200	75	50	25	75	25%	35		
	greenhouses												
	On-site processing of	P	3	200	200	75	50	25	75	20%	35		
	agricultural products												
	D. Business Uses								-		•		
	Bed-and-breakfast	P*	1	100	150	25	25	10	25	25%	35		
	(with public sewer)												
	Bed-and-breakfast	P*	3	100	150	25	25	25	50	25%	35		
	(without public												
	sewer)												
	Campgrounds and	SP	25	600	600	200	200	150	300	25%	35	Subject to Chapter	
	RV parks,											120 of Town Code	
	nontransient		_										
	Campgrounds and	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	RV parks, transient	G.D.	2	200	200		50	2.5		250/	2.5		
	Day-care center	SP	3	200	200	75	50	25	75	25%	35		
	Eating and drinking	SP	3	200	200	75	50	25	75	25%	35		
	places	SP		400	400	100	100	50	100	25%	2.5		
	Hotels and motels	SP SP	6	200		100	100	50	100		35		
	Interpretive center	SP SP	3		200	75	50	25	75	25% 25%	35		
	Museums	SP P*	3	200	200	75 75	50 50	25 25	75		35		
	Professional and business office	P*	3	200	200	/3	30	25	75	25%	35		
	Retail uses	SP	3	200	200	75	50	25	75	25%	35	Integrated into overall	
	Retail uses	SF	3	200	200	/3	30	23	/3	2370	33	development plan	
	Service uses	SP	3	200	200	75	50	25	75	25%	35	Integrated into overall	
	Service uses	SF	)	200	200	13	30	23	13	2370	33	development plan	
	E. Mixed Uses					I .						development plan	
	Planned unit	SP	50	600	600	100	100	100	200	25%	35	See § 345-25.	
	development (PUD)	(31	50	000	000	100	100	100	200	23/0		500 g 545-25.	
	F. Other					l							
	Conservation											See § 345-24.	
	subdivision											ыс у этэ-2т.	

### **NOTES:**

345 Attachment 2:16 Supp 25, Jan 2021

<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

### Schedule I, Table of Use and Bulk Requirements R-17B Rural Gateway District

[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017; 11-14-2018 by L.L. No. 3-2018]

KEY:

P – Permitted use SP – Special permit use

DU – Dwelling units

Do Diversity and				Minimum				ed Setbacks feet)		Maximum	Maximum		
			Lot Area	Width	Depth					Building	Height		
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
This district is intended to	A. Residential Uses					1	1		1	ı	1	ı	Accessory farm building
preserve the rural character	One-family detached	P	3	200	200	75	50	25	75	20%	35		
of Route 17B from	dwelling												Farmstands (roadside for sale of
Western Sullivan County into the Town of Bethel,	B. Community												farm products)
complementing the	Facilities	CD	2	200	200	7.5	50	25	7.5	200/	25		Garages, parking and loading
Agriculture District that	Essential services	SP P**	5	200	200	75	50 50	25	75	20%	35 35	Mary also magnina	areas
also serves to shape the	Recreational facility, occasional or	P**	5	200	200	75	50	25	75		33	May also require	arcas
image of this area of the	temporary											noise permit	Home occupations, professions
Town. Density is intended	commercial outdoor												and trades
to be low and provide for a	C. Agricultural Uses												
relatively limited range of	Agribusiness	P	3	200	200	75	50	25	75	20%	35		Signs, not including billboards
uses that will permit	Farming operations,	P	3	200	200	75	50	25	75	20%	35	See § 345-33.	
economic use of land	buildings and	1		200	200	/3	30	23	/3	2070	33	500 g 545-55.	Other accessory uses
parcels while also avoiding	activities												customarily appurtenant to a
commercialization of the	Keeping non-	P										See § 345-34.	permitted use
area and those activities	domesticated animals	-										300 3 5 15 5 11	
that would detract from	Nurseries and	P*	3	200	200	75	50	25	75	20%	35		7
agriculture and the	greenhouses	_				, -			, ,				
generally rural working	On-site processing of	P	3	200	200	75	50	25	75	20%	35		7
landscapes, minimize	agricultural products												
impervious coverages,	D. Business Uses					•		•	•	•			
tightly control signage and ensure all uses blend into	Bed-and-breakfast	P*	3	200	200	75	50	25	75	20%	35		
the natural environment	Campgrounds and RV	P**	5	200	200	75	50	25	75		35	Pursuant to license	1
without unreasonably	parks, transient												
restricting building design.	Day-care center	SP	3	200	200	75	50	25	75	20%	35		
See § 345-18 for applicable	Eating and drinking	SP	3	200	300	75	75	75	150	20%	35		
design standards.	places												
l assign stantauras.	Group home	SP	3	200	200	75	50	25	75	20%	35		
1	Hotels and motels	SP	6	400	400	100	100	50	100	20%	35		
1	Professional and	P*	3	200	300	75	75	75	150	20%	35		
	business office												
												All nonresidential	
												development in the	
												R-17B Rural Gateway	
												District is subject to	
1												Gateway Design	
												Guidelines as	
												described in § 345-18.	

### NOTES:

<sup>\*</sup> 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.

<sup>\*\*</sup> Subject to site plan approval by the Town Planning Board.

### 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

				Minimum			_	d Setbacks Teet)		Maximum	Maximum		
District of	***	T. O.	Lot Area	Width	Depth	F. 4	n	G:1 O	CLL D. (I	Building	Height	NT /	
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
This district is intended to be			1		1			1	1	1			Accessory farm building
an area allowing for both	One-family detached	P	2	150	200	50	50	25	50	25%	35		
rural development and farm	dwelling												Boathouses and boat docks
uses compatible with each	Manufactured home	P	2	150	200	50	50	25	50	25%	35	§ 345-26B.	
other. Farm uses are desired	Manufactured home	SP	25	600	600	200	200	100	200	25%	35	§ 345-26C.	Farmstands (roadside for sale of
and encouraged but	parks												farm products)
subjected, in more intensive	B. Community Facilities												l
situations, to the same	Cemetery	P*	5	300	300	75	75	50	100	10%	35		Garages, parking and loading
reviews as other special	Community buildings	P*	4	300	300	75	50	50	100	25%	35		areas
uses. Farm uses are within	Essential services	SP	4	300	300	75	50	50	100	25%	35		T
this district treated equally	Institutional uses	SP	10	400	400	100	100	75	150	25%	35		Home occupations, professions
with development uses and	Parks and playgrounds	P*	4	300	300	75	50	50	100	25%	35		and trades
without the preferences accorded to them in the AG	Private and public schools	SP	4	300	300	75	50	50	100	25%	35		Signs, not including billboards
District by state law and Town restrictions against	Recreational facility, commercial, outdoor	SP	25	600	600	100	100	100	200	25%	35		Other accessory uses customarily
intrusions.	Recreational facility,	SP	10	400	400	100	100	75	150	25%	35		appurtenant to a permitted use
	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	SP										See § 345-28 for	1
	facilities	21										bulk requirements.	
	C. Agricultural Uses				•			•	•		•	•	
	Agribusiness	P	3	200	200	75	50	25	75	25%	35		1
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	25%	35	See § 345-33.	

				Minimum				d Setbacks		34 .	M .		
			Lot Area	Width	Donath		(1	eet)		Maximum Building	Maximum		
District Intent	Uses	Use Type	(acres)	(feet)	Depth (feet)	Front	Rear	Side, One	Side, Both	Coverage	Height (feet)	Notes	Accessory Uses
ristrict intent	Greenhouses,	p*	3	200	200	75	50	25	75	40%	35	Titles	necessory eses
	commercial	-		_00	200				, ,	.070			
	Keeping non-	P	3									See § 345-34.	
	domesticated animals											0	
	Nurseries	P*	3	200	200	75	50	25	75	25%	35		
	On-site processing of	SP	3	200	200	75	50	25	75	20%	35		
	agricultural products												
	D. Business Uses												
	Adult-oriented	SP	3	200	200	75	50	25	75	20%	35	See § 345-32.	
	business												
	Automotive repair,	SP	2	150	200	50	50	25	50	25%	35		
	service and filling												
	stations	7.1		1.70	• • • •					2.50/			
	Bed-and-breakfast	P*	2	150	200	50	50	25	50	25%	35	G 1: G1 120	
	Campgrounds and RV	SP	25	600	600	200	200	150	300	25%	35	Subject to Chapter 120	
	parks, nontransient	D**	_	200	200	7.5		2.5	7.5		2.5	of Town Code.	
	Campgrounds and RV	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	parks, transient	SP	2	150	200	50	50	25	50	25%	35		
	Day-care center	SP p*	2		200	50	50	25	50		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	
	Remieis	Sr	10	400	400	100	100	13	150	25/0		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	500 \$ 5.15 20.	
	Neighborhood stores,	P*	2	150	200	50	50	25	50	25%	35	See § 345-22H.	
	less than 5,000 square	_	_	0			2.0						
	feet												
	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.	

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**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.

\*\* Subject to site plan approval by the Town Planning Board.

## Schedule I, Table of Use and Bulk Requirements RD-R Rural Development Residential District [Amended 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

							Require	d Setbacks					
				Minimum			(1	feet)		Maximum	Maximum		
District Internet	II	II T	Lot Area	Width	Depth	E4	D	6:4- 0	C:1- D-41-	Building	Height	NI - 4	A
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
The purpose of this district is			0.5	100	1.50	2.5	2.5	10	2.5	250/	2.5	I	Accessory farm buildings
to allow for mixed-use	One-family detached	P	0.5	100	150	25	25	10	25	25%	35		D 4 11 4 1 1
development of a generally rural nature while also	dwelling (with public												Boathouses and boat docks
	sewer)	p	2	1.50	200	50	50	25	50	250/	2.5		
allowing for some more- intensive residential uses in	One-family detached	Р	2	150	200	50	50	25	50	25%	35		Farmstands (roadside for sale of
areas adjoining the White	dwelling (without												farm products)
Lake hamlet and the H-17B	public sewer)	p	0.5	100	150	25	2.5	10	2.5	250/	2.5	C 0.245.26D	Garages, parking and loading
Hamlet Commercial District	Manufactured homes	Р	0.5	100	150	25	25	10	25	25%	35	See § 345-26B.	areas
where public sewage	(with public sewer)	D	2	1.50	200	50	50	25	50	250/	2.5	C 0.245.26D	aleas
collection and treatment is	Manufactured homes	P	2	150	200	50	50	25	50	25%	35	See § 345-26B.	Home occupations, professions
available so as to allow the	(without public sewer)	G.D.	2.5	600	600	200	200	100	200	250/	2.5	G 0.245.26G	and trades
hamlet to develop further as	Manufactured home	SP	25	600	600	200	200	100	200	25%	35	See § 345-26C.	and trades
a community.	parks	CD	2	1.50	200	50	50	25	50	250/	2.5	0.245.07	Signs, not including billboards
a community.	Multifamily dwelling	SP	2	150	200	50	50	25	50	25%	35	§ 345-27:	Signs, not merading officeards
	(with public sewer)											maximum density	Other accessory uses customarily
	M 1/2 1 1 11	CD	4	200	200	7.5	50	50	100	250/	2.5	4 DU per acre	appurtenant to a permitted use
	Multifamily dwelling	SP	4	300	300	75	50	50	100	25%	35	§ 345-27:	appartenant to a permitted use
	(without public sewer)											maximum density	
	B. Community Facilities											2 DU per acre	-
		p*		300	300	7.5	75	50	100	10%	25		-
	Cemetery	P* P*	5 4	300	300	75 75	75 50	50 50	100	25%	35		-
	Community buildings	-	· · · · · · · · · · · · · · · · · · ·										4
	Essential services	SP	4	300	300	75	50	50	100	25%	35		-
	Institutional uses	SP	10	400	400	100	100	75	150	25%	35		4
	Parks and playgrounds	P*	4	300	300	75	50	50	100	25%	35		-
	Private and public	SP	4	300	300	75	50	50	100	25%	35		
	schools	~_						100					4
	Recreational facility,	SP	25	600	600	100	100	100	200	25%	35		
	commercial, outdoor												4
	Recreational facility,	SP	10	400	400	100	100	75	150	25%	35		
	commercial, indoor												1
	Recreational facility,	P**	5	200	200	75	50	25	75		35	May also require noise	
	occasional or											permit	
	temporary commercial												
	outdoor												

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				Minimum				d Setbacks eet)		Maximum	Maximum		
			Lot Area	Width	Depth					Building	Height		
<b>District Intent</b>	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	25%	35		
	Farm operations, buildings and	P	3	200	200	75	50	25	75	25%	35		
	activities												
	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	SP	3	200	200	75	50	25	75	20%	35		
	agricultural products <b>D. Business Uses</b>												
	Automotive repair, service and filling	SP	2	150	200	50	50	25	50	25%	35		
	stations												
	Bed-and-breakfast	P*	2	150	200	50	50	25	50	25%	35	Subject to Chapter 120 of Town Code.	
	Campgrounds and RV parks, nontransient	SP	25	600	600	200	200	150	300	25%	35		
	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.	
	Hotels and motels	SP	6	400	400	100	100	50	100	20%	35	See § 345-22H	
	Neighborhood stores, less than 5,000 square feet	P*	2	150	200	50	50	25	50	25%	35	V	
	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	NYSDEC regulations also apply.	
	Mining	SP	25	600	600	200	200	200	400	25%	35		

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<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

### Schedule I, Table of Use and Bulk Requirements RS Residential Settlement District [Amended 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

				Minimum				d Setbacks feet)		Maximum	Maximum		
			Lot Area	Width	Depth					Building	Height		
District Intent	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
This district is intended to	A. Residential Uses												Boathouses and boat docks
provide safe and healthy	One-family, detached	P	0.5	100	150	25	25	10	25	25%	35		
living areas for residential	dwelling (with public												Garages, parking and loading
use, free from intrusions of	sewer)												areas
incompatible commercial	One-family detached	P	1	100	150	25	25	25	50	25%	35		
and other uses which could	dwelling (without												Home occupations, professions
have negative impacts on the	public sewer)												and trades
welfare of homeowners and	Two-family detached	P	1	100	150	25	25	25	50	25%	35		D 1 ( ) 11
tenants. Specifically, this	dwelling (with public												Real estate and home occupation
district is intended for a low-	sewer)	_											signs
to medium-density	Two-family detached	P	2	150	200	50	50	25	50	25%	35		041
development where access to services, while important, is	dwelling (without												Other accessory uses customarily appurtenant to a permitted use
not as critical as maintaining	public sewer)	G.D.		4.50	• • • • • • • • • • • • • • • • • • • •					2.50/	2.5	0.245.25	appurtenant to a permitted use
the character of the area	Multifamily dwelling	SP	2	150	200	50	50	25	50	25%	35	§ 345-27:	
the character of the area	(with public sewer)											maximum density	
	26 100 11 1 11	G.D.	4	200	200	7.5	50	- 50	100	2.50/	2.5	4 DU per acre	_
	Multifamily dwelling	SP	4	300	300	75	50	50	100	25%	35	§ 345-27:	
	(without public sewer)											maximum density	
	D C E											2 DU per acre	4
	B. Community Facilities	p*	2	1.50	200	50	50	25	50	250/	2.5		_
	Community buildings	_	2	150	200	50	50	25	50	25%	35		4
	Day-care center	SP	2	150	200	50	50	25	50	25%	35		
	Essential services	SP	2	150	200	50	50	25	50	25%	35		_
	House of worship	SP	2	150	200	50	50	25	50	25%	35		_
	Parks and playgrounds	P*	3	200	200	75	50	25	75	25%	35		_
	Private and public	P*	4	300	300	75	50	50	100	25%	35		
	schools												_
	Recreational facility,	P**	5	200	200	75	50	25	75		35	May also require noise	
	occasional or											permit	
	temporary commercial												
	outdoor	a-		• • •	• • •								_
	Recreational facility,	SP	3	200	200	75	50	25	75	25%	35		
	private												
	noncommercial,												
	outdoor***												

				3.4.				Setbacks			1.5		
			Lot Area	Minimum Width	Donth		(16	eet)		Maximum Building	Maximum		
District Intent	Uses	Use Type	(acres)	(feet)	Depth (feet)	Front	Rear	Side, 1	Side, Both		Height (feet)	Notes	Accessory Uses
District Intent	C. Business Uses	esc 13pc	(ucres)	(rect)	(Icct)	110110	11041	5140, 1	Side, Both	coverage	(Icct)	110005	recessory eses
	Bed-and-breakfast (with public sewer)	P*	0.5	100	150	25	25	10	25	25%	35		
	Bed-and-breakfast (without public sewer)	P*	1	100	150	25	25	10	25	25%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	1	100	150	25	25	25	50	25%	35		
	Eating and drinking places (with public sewer)	SP	0.5	100	150	25	25	10	25	25%	35		
	Eating and drinking places (without public sewer)	SP	1	100	150	25	25	10	25	25%	35		
	Neighborhood stores, less than 5,000 square feet	P*	1	100	150	25	25	25	50	25%	35	See § 345-22H.	
												Except White Lake Homes Subdivision defined by Bethel Tax Map #28, where a 30- foot maximum building height shall apply.	

### **NOTES:**

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<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

\*\*\* Such as tennis and swim clubs.

### Schedule I, Table of Use and Bulk Requirements SR Smallwood Residential District [Amended 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

				Minimum			-	d Setbacks eet)		Maximum	Maximum		
			Lot Area	Width	Depth		(1)			Building	Height		
<b>District Intent</b>	Uses	Use Type	(acres)	(feet)	(feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
The Smallwood Residential	A. Residential Uses												Boathouses and boat docks
District is intended to	One-family detached	P	1	100	150	25	25	10	25	25%	35		
preserve the character of	dwelling												Garages, parking and loading
the Smallwood Community	B. Community												areas
by allowing moderate	<b>Facilities</b>												
single-family residential	Community buildings	P*	2	150	200	50	50	25	50	25%	35		Home occupations, professions
development, community	Recreational facility,	P**	5	200	200	75	50	25	75		35	May also require	and trades
facilities and a limited	occasional or											noise permit	
variety of business uses	temporary												Real estate and home
intended to primarily serve	commercial outdoor												occupation signs
the residents of	Recreational facility,	SP	2	150	200	50	50	25	50	25%	35		041
Smallwood.	private non-												Other accessory uses
	commercial,												customarily appurtenant to a permitted use
	outdoor***												permitted use
	C. Business Uses		T . T		1			T		T ===:			_
	Bed-and-breakfast	P*	1	100	150	25	25	10	25	25%	35		
	Campgrounds and	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	RV parks, transient							1					_
	Day-care center	SP	1	100	150	25	25	10	25	25%	35		
	Eating and drinking	SP	1	100	150	25	25	10	25	25%	35		
	places												_
	Neighborhood stores,	SP	1 1	100	150	25	25	25	50	25%	35	See § 345-22H.	
	less than 5,000 square												
	feet												

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<sup>\*</sup> 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.

\*\* Subject to site plan approval by the Town Planning Board.

<sup>\*\*\*</sup> Such as tennis and swim clubs.

## Schedule I, Table of Use and Bulk Requirements General Bulk Standards

KEY:

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

		Required Setbacks							3.5			
		Lot Area	Minimum Width	Donth		(1	eet)		Maximum Building	Maximum Height		
Uses	Use Type	(acres)	(feet)	Depth (feet)	Front	Rear	Side, One	Side, Both	Coverage	(feet)	Notes	Accessory Uses
0.000	P*	0.5	100	150	25	25	10	25		(223)		
		1	100	150	25	25	25	50				
		2	150	200	50	50	25	50				
		3	200	200	75	50	25	75				
		4	300	300	75	50	50	100				
		5	200	200	75	50	25	75			RES	
		5	300	300	75	75	50	100			AG/COMM	
		6	400	400	100	100	50	100				
		10	400	400	100	100	75	150				
		25	600	600	100	100	100	200			COMM REC	
		25	600	600	200	200	200	400			Mining	
		25	600	600	200	200	150	300			Campgrounds	
		50	900	1,200	400	400	200	400				

### NOTE:

<sup>\*</sup> Subject to site plan approval.