

Town of Shawangunk

Schedule I

Zoning District Bulk Requirements⁶

Bulk Regulation / District Reference Subsection	RS-1 §177-6.B.	RS-2 §177-6.C.	R-Ag 1 §177-7.D.	R-Ag 2 §177-7.E.	R-Ag 3 §177-7.F.	R-Ag 4 §177-7.G.	H-1 §177-7.H.	SB §177-7.I.	HGW §177-6.J.	MB-C §177-6.K.	A-1 §177-6.L.
Minimum lot area ⁷											
Without public water & sewer	7 ac.	3 ac.	2 ac.	2 ac.	2 ac.	2 ac.	3 ac.	1 ac.	1 ac.		1 ac.
With public sewer	7 ac.	3 ac.	15,000 sf	1 ac.	2 ac.	2 ac.	20,000 sf	10,000 sf	30,000 sf		1 ac.
With public water & sewer	7 ac.	3 ac.	10,000 sf	1 ac.	2 ac.	2 ac.	15,000 sf	5,000 sf	20,000 sf	50 ac.	1 ac.
Maximum yards											
Front (feet)							30		25		25
Minimum yards											
Front (feet)	50	50	35	35	50	75	20	30	5		50
Rear (feet)	100	100	50	50	100	100	25	50	20		30
Side											
One (feet)	50	50	35	35	50	50	10	25	10		25
Both (feet)	100	100	70	70	100	100	25	25	10		50
Minimum lot width (feet) ⁸	250	250	150	200	250	250	80	150	50		200
Minimum lot depth (feet)	200	200	150	200	200	200	100	150	100		200
Maximum impervious coverage (%) ⁹	15	15	15	15	15	15	30	30	60	35	50
Maximum height											
Stories	3	3	3	3	3	3	3	3	3		3 ¹⁰
Height (feet)	35	35	35	35	35	35	35	35	35		35

sf = Square feet; ac. = acre

⁶ See §177-84 regarding grandfathering provisions. See also applicable provisions for the BH-O and AQ-O districts which may vary from the requirements set forth in this Schedule I.

⁷ See subsection 177-36 for the minimum lot size applicable to cluster subdivisions.

⁸ Minimum lot width measured at setback line for zone district as specified by front yard dimensions on this schedule; minimum lot width of flag lots shall be measured between the side lot lines at the front line.

⁹ Within the aquifer protection overlay, the maximum impervious coverage is limited to 30%. Where the base zoning district impervious coverage limitation varies from the AQ-O district limitation, the more restrictive impervious coverage limitation shall apply.

¹⁰ See additional height limitations set forth in §177-13.B.

(2) **Permitted principal uses** are as follows:

- Bed and Breakfast-Residence
- Houses of worship and related residences
- Single family detached dwellings
- Parks and playgrounds
- Public schools

(3) **Permitted accessory uses** are as follows:

- Accessory dwelling unit in accordance with §177.23.2
- Home gardening
- Home occupations, professions and trades
- Private garages and parking and loading areas
- Signs
- Small Scale Solar Energy System
- Other accessory uses and structures customarily appurtenant to a principal permitted use

(4) **Special uses** are as follows:

- Agricultural uses
- Community buildings, clubs, lodges and fraternal organizations
- Country Inn
- Essential services
- Large Scale Solar Systems
- Motels
- Mobile homes and manufactured homes in accordance with §177-29(b)
- Multiple dwellings
- Nursery schools and home day-care facilities
- Planned development groups
- Private schools
- Senior citizen development
- Two-family detached dwellings

E. Residential-Agricultural 2 (R-Ag 2)

- (1) **Purpose.** The purpose of this district is to provide reasonable standards for the development of residential areas in the vicinity of established residential centers; to encourage a greater variety of lot sizes and housing types; to control activities not compatible with moderate-density residential development; and otherwise to create conditions conducive to carrying out the purposes of this chapter.

(2) **Permitted principal uses** shall be as follows:

Agricultural uses
Bed and Breakfast-Residence
Houses of worship and related residences
Single-family detached dwellings
Parks and playgrounds
Public schools

(3) **Permitted accessory uses** shall be as follows:

Accessory dwelling unit in accordance with §177.23.2
Fowl: The keeping of fowl for noncommercial use shall be restricted to 20 per acre unless the property conforms to the definition of a farm as contained in this chapter. Such fowl shall be adequately housed, fed and confined so as to eliminate objectionable conditions being experienced by adjoining residential properties within the district.
Home gardening and the keeping of small domestic animals for noncommercial uses, but not including the keeping of goats, mink or other like fur-bearing animals
Home occupations, professions and trades
Horses and cows: The keeping of horses and cows shall not be at a density greater than 1 animal per acre.
Private garages and parking and loading areas
Small Scale Solar Energy System
Other accessory uses and structures customarily appurtenant to a principal permitted use

(4) **Special uses** shall be as follows:

Automotive service stations
Cemeteries
Commercial groups
Community buildings, clubs, lodges and fraternal organizations
Country Inn
Eating and drinking establishments
Essential services
Light industrial activities and businesses of a kindred nature
Mining and excavation
Mobile homes and manufactured homes in accordance with §177-29(b)
Multiple dwellings
Neighborhood stores
Nurseries and greenhouses
Nursery schools and home daycare facilities
Nursing and convalescent homes in accordance with all applicable state, county and local laws
Planned development groups
Kennels
Private schools



- Recreation and amusement uses
- Senior citizen development
- Signs
- Large Scale Solar Systems exclusive of the Borden Home Farm Historic Overlay Zoning District (BH-0)
- Two-family detached dwellings

F. Intentionally omitted.

G. Residential-Agricultural 4 (R-Ag 4)

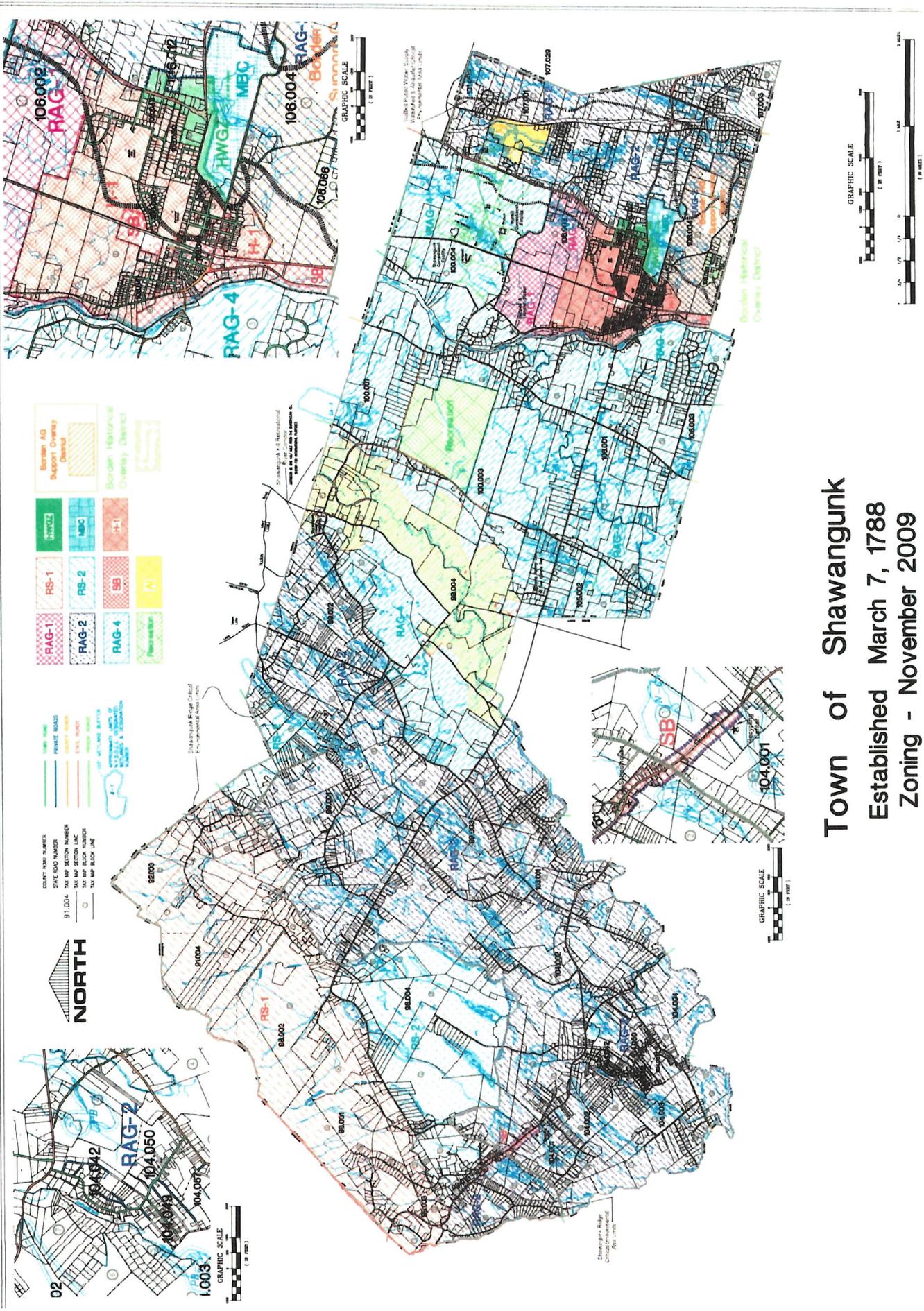
(1) **Purpose.** The purpose of this district is to encourage the continuation of agriculture and low-density uses compatible with the soil, topography and location of this district; to control activities not compatible with agriculture and related low-density development; and otherwise to create conditions conducive to carrying out the broad purposes of this chapter.

(2) **Permitted principal uses** shall be as follows:

- Agricultural uses and structures
- Bed and Breakfast-Residence
- Cemeteries
- Essential services
- Houses of worship and related residences
- Nurseries and greenhouses
- Parks and playgrounds
- Public correctional institutions
- Public schools
- Single-family detached dwellings

(3) **Permitted accessory uses** shall be as follows:

- Accessory dwelling unit in accordance with §177.23.2
- Accessory farm buildings
- Farm labor housing in accordance with New York State Department of Health standards
- Home occupations, professions and trades
- Private garages and parking and loading areas
- Roadside stands for the sale of agricultural products produced primarily on the premises
- Signs
- Small Scale Solar Energy System
- Other accessory uses and structures customarily appurtenant to a principal permitted use



COUNTY ROAD NUMBERS
 STATE ROAD NUMBERS
 91, 004 TOWN MAP SECTION NUMBERS
 100, 000 TOWN MAP BLOCK NUMBERS
 100, 000 TOWN MAP BLOCK NUMBERS
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Town of Shawangunk

Established March 7, 1788
 Zoning - November 2009