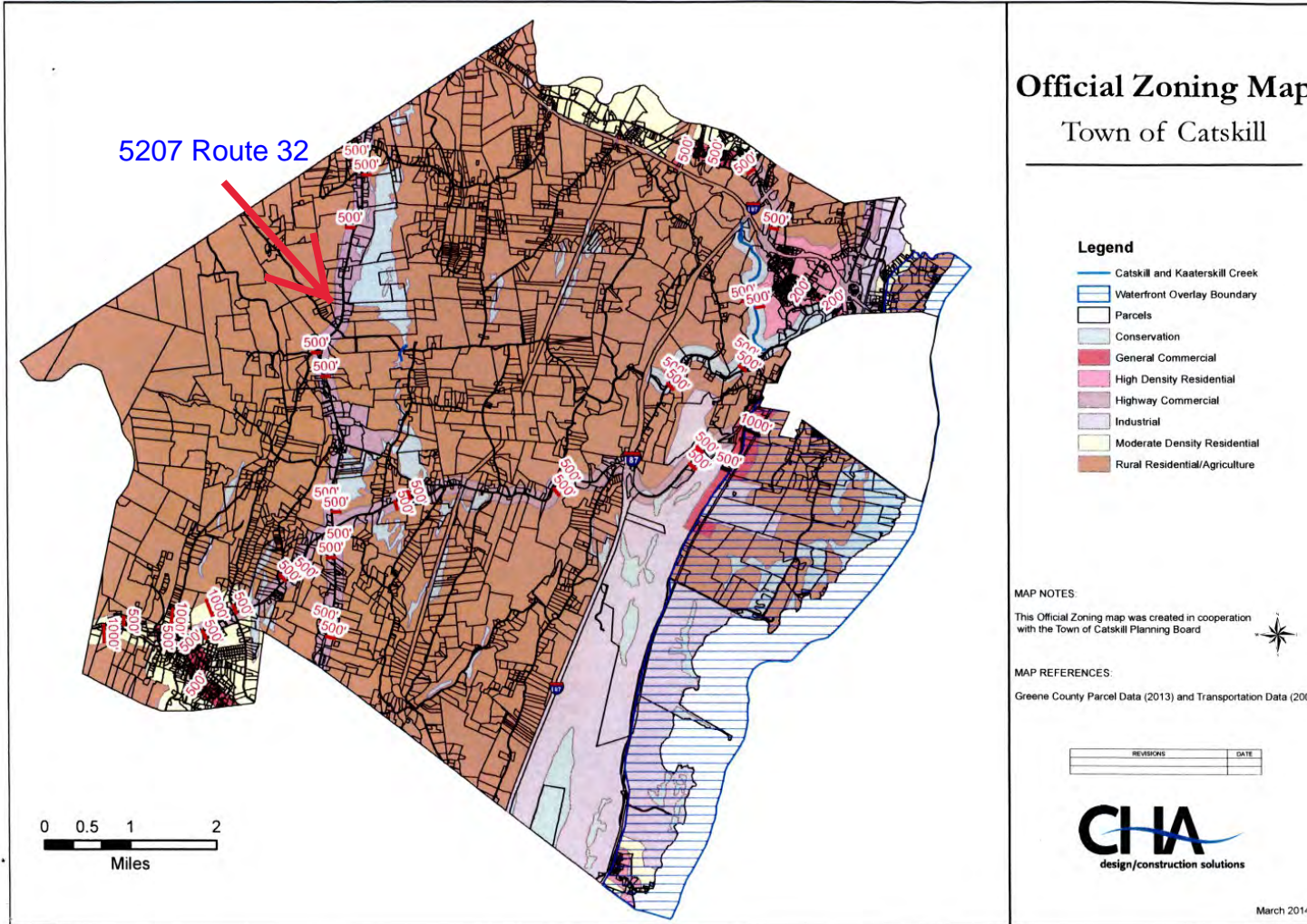


5207 Route 32, Catskill is zoned Highway Commercial. The rear of the property is zoned Rural Residential/Agriculture.



160 Attachment 1:1

05 - 01 - 2014

Zoning Map
[Adopted 3-26-2014 by L.L. No. 1-2014]

160 Attachment 1

ZONING

(19) District-related retail uses.

C. Special uses. Special uses shall be as follows:

- (1) Two-family dwellings.
- (2) Multiple-family dwellings.
- (3) Boardinghouses.
- (4) Institutional or philanthropic uses.
- (5) Service stations.
- (6) Veterinarian offices, animal hospitals or kennels.
- (7) Public utilities.
- (8) Membership clubs or recreational uses.
- (9) Hotels.
- (10) Motels.
- (11) Shopping centers.

D. Yard and lot requirements. Yard and lot requirements shall be as follows:

Minimum Lot Size	Minimum Lot Width	Minimum Yard Dimensions		
		Front	Side	Rear
(acres)	(feet)	(feet)	(feet)	(feet)
0.25	75	15	10	30

§ 160-14. HC Highway Commercial.

A. The intent of these districts is to encourage highway-oriented commercial uses along the heavily traveled principal routes in Town.

B. Permitted uses. Permitted uses shall be as follows:

- (1) One-family dwellings.
- (2) Agriculture.
- (3) Religious institutions.
- (4) Private academic or parochial schools.
- (5) Day nurseries or camps
- (6) Public facilities.
- (7) Cultural facilities.

- (8) Funeral homes.
 - (9) General and professional offices.
 - (10) Schools conducted for profit.
 - (11) Self-service laundries.
 - (12) Restaurants.
 - (13) Bars or nightclubs.
 - (14) Dance halls or skating rinks.
 - (15) Bowling alleys.
 - (16) Theater or concert halls.
 - (17) Newspaper offices and printing shops.
 - (18) Automobile storage or repair shops.
 - (19) Car washing stations.
 - (20) Equipment rental or sales yards.
 - (21) Wholesale businesses or services not otherwise specifically mentioned herein.
 - (22) Laundry or dry-cleaning plants.
 - (23) Accessory uses.
 - (24) District-related retail uses.
- C. Special uses. Special uses shall be as follows:
- (1) Two-family dwellings.
 - (2) Multiple-family dwellings.
 - (3) Mobile home parks.
 - (4) Institutional or philanthropic uses.
 - (5) Service stations.
 - (6) Veterinarian offices, animal hospitals or kennels.
 - (7) Public utilities.
 - (8) Membership clubs or recreational uses.
 - (9) Hotels.
 - (10) Motels.
 - (11) Boardinghouses.

(12) Mobile homes. **[Added 9-2-2003 by L.L. No. 1-2003]**

D. Yard and lot requirements. Yard and lot requirements shall be as follows:

Minimum Lot Size (acres)	Minimum Lot Width (feet)	Minimum Yard Dimensions		
		Front (feet)	Side (feet)	Rear (feet)
0.5	100	25	25	25

§ 160-15. I Industrial.

A. These areas recognize the considerable industrial investments made in the Town. The intent of these districts is to provide areas for industrial expansion while reducing the potential for conflicts with nonindustrial land uses.

B. Permitted uses. Permitted uses shall be as follows:

- (1) Agriculture.
- (2) Newspaper offices and printing shops.
- (3) Automobile storage or repair shops.
- (4) Car washing stations.
- (5) Equipment rental or sales yard.
- (6) Wholesale businesses and services not otherwise specifically mentioned herein.
- (7) Laundry or dry-cleaning plants.
- (8) Veterinarian offices, animal hospitals or kennels.
- (9) Research laboratories.
- (10) Accessory uses.

C. Special uses. Special uses shall be as follows:

- (1) Junkyards.
- (2) Manufacture, fabrication, extraction, assembly, warehousing and other handling of material.
- (3) Mining and other similar extractive operations.
- (4) Docking facilities.
- (5) Marinas.

Town of Catskill, NY
Monday, November 14, 2016

Chapter 160. Zoning

Article IV. District Regulations

§ 160-10. RA Rural Residential/Agriculture.

- A. These areas have soil conditions which generally are not conducive to intense development. They are located in the more rural areas of the Town and development which has already occurred here has taken place on large lots providing a low intensity of development. While the principal type of development should be residential, agriculture should continue in most areas and open-space types of commercial uses are allowed if properly located and designed.
- B. Minimum lot sizes in the Rural Residential/Agriculture Districts are reduced in locations that are served by community sewer or water systems.
- C. Permitted uses. Permitted uses shall be as follows:
- (1) One-family dwellings.
 - (2) Agriculture.
 - (3) Mobile homes.
 - (4) Religious institutions.
 - (5) Private academic or parochial schools.
 - (6) Day nurseries or camps.
 - (7) Cultural facilities.
 - (8) Cemeteries.
 - (9) Stables and riding academies.
 - (10) Home occupations.
 - (11) Golf courses and country clubs.
 - (12) Veterinarian offices, animal hospitals or kennels.
 - (13) Accessory uses.
- D. Special uses. Special uses shall be as follows:
- (1) Two-family dwellings.
 - (2) Multiple-family dwellings.

- (3) Boardinghouses.
- (4) Mobile home parks.
- (5) Resorts.
- (6) Hospitals.
- (7) Nursing or convalescent homes.
- (8) Institutional or philanthropic uses.
- (9) Crematories.
- (10) Motels.
- (11) Restaurants.
- (12) Boat docking facilities.
- (13) Bars or nightclubs.
- (14) Marinas.
- (15) Dance halls or skating rinks.
- (16) Boat ramps.
- (17) Theater or concert halls.
- (18) Recreational commercial water-dependent uses (public or private).
- (19) Manufacture, fabrication, extraction and mining uses.
- (20) Recreational water-dependent uses (public or private).
- (21) Drive-in movie theaters.
- (22) Campgrounds/recreation vehicle parks.
- (23) Research laboratories.
- (24) General or professional offices.
- (25) Public utilities.
- (26) Membership clubs and recreational uses.
- (27) District-related retail uses.
- (28) Shopping centers.

E. Yard and lot requirements. Yard and lot requirements shall be as follows:

	Minimum Lot Size (acres)	Minimum Lot Width (feet)	Minimum Yard Dimensions		
			Front (feet)	Side (feet)	Rear (feet)
No water and sewer	1.5	150	50	30	100
Water and sewer	1	150	50	30	50

	Minimum Yard Dimensions				
	Minimum Lot	Minimum Lot			
	Size	Width	Front	Side	Rear
	(acres)	(feet)	(feet)	(feet)	(feet)
Water and sewer	0.5	100	50	30	30