

Appendix 2 - Schedule of District Regulations

RESIDENTIAL RECREATION DISTRICT (RR)

INTENT: This district is intended to provide areas for growth/development of the Town at a modest density. The district provides for certain uses which, though low in intensity, can demand larger land areas, and uses that are high in intensity that can be properly buffered. It also ensures that all such uses are subjected to site plan review with the objective of carefully limiting traffic and associated impacts and maintaining the residential and recreation character of the area.

PRINCIPAL PERMITTED USES	ACCESSORY USES	SPECIAL USES
Single Family Dwelling (Note 1) Two-Family Dwelling (Note 2) Agricultural Activities Animal Husbandry Cabins, Hunting and Fishing Forestry Activities Stream Improvement Structures	Agricultural Structures Camping, Residential Customary Residential Accesory Uses Decks, Patios and Porches Energy Generating System, Solar Small Scale Home Occupations Shoreline Improvements Shoreline Structures Signs	Adult Oriented Business Bed & Breakfast Camp, Campground Camp, Summer Camp Cemeteries Commercial, Heavy Commercial, Light Conference Center and Retreat Dormitory Energy Generating System, Solar Large Scale Energy Generating System, Wind Large Scale Energy Generating System, Wind Small Scale Essential Services Funeral Establishment Game Preserves Hospital Hotels and Motels Hunting and Sportsman's Clubs Industrial or Manufacturing, Heavy Industrial or Manufacturing, Light Junkyard Kennel Manufactured Home Park Mass Gatherings Multi-family Dwellings Nursing Homes and Adult Homes Professional Office, Health and General Public Uses Quarrying Recreational Facilities, Indoor Recreational Facilities, Outdoor Sawmill School, Day Care School, Proprietary School, Public or Private Telecommunication Facilities Worship, Place of

DEVELOPMENT STANDARDS

	(A) On-site Sewage & Water	(B) Central Water Only	(C) Central Sewage Only	(D) Central Sewage & Water
Minimums:				
Lot Area:	Table 1	Table 1	Table 1	30,000 sf
Lot Width:	150 ft	150 ft	150 ft	125 ft
Lot Depth:	150 ft	150 ft	150 ft	125 ft
Front Yard:	60 ft	60 ft	60 ft	50 ft
Side Yard:	25 ft	25 ft	25 ft	25 ft
Sides Combined:	60 ft	60 ft	60 ft	50 ft
Rear Yard:	50 ft	50 ft	50 ft	40 ft
Maximums:				
Lot Coverage:	15%	15%	15%	25%
Building Height:	40 ft	40 ft	40 ft	40 ft

Slope	Min. Lot Area (Note 4)
0-8%	40,000 sf
8-15%	80,000 sf
15-25%	120,000 sf
25% +	200,000 sf

NOTES

- (1) Single-family dwellings include mobile homes
- (2) Two-family dwellings require twice the minimum lot size.
- (3) Farm structures include roadside stands
- (4) Minimum lot area increased by 40,000 sq. feet if seasonal high water table or bedrock is 4 feet or less in depth or by 80,000 sq. feet if these are found at less than 2 feet. Additional lot size requirements may apply to non-residential or special uses.

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RESIDENTIAL DISTRICT (R)				
<p>INTENT: This district is intended to encompass and protect existing single-family residential areas and provide affordable housing locations in these areas of the Town.</p>				
PRINCIPAL PERMITTED USES	ACCESSORY USES			SPECIAL USES
Single Family Dwelling (Note 1) Two-Family Dwelling (Note 2) Agricultural Activities Animal Husbandry Cabins, Hunting & Fishing Forestry Activities Stream Improvement Structures	Agricultural Structures Camping, Residential Customary Residential Accessory Uses Decks, Patios and Porches Energy Generating System, Solar Small Scale Home Occupations Shoreline Improvements Shoreline Structures Signs			Bed & Breakfast Essential Services Professional Office, Health and General School, Day Care Worship, Place of
DEVELOPMENT STANDARDS				
	(A) On-site Sewage & Water	(B) Central Water Only	(C) Central Sewage Only	(D) Central Sewage & Water
Minimums:				
Lot Area:	40,000 sf	40,000 sf	40,000 sf	30,000 sf
Lot Width:	150 ft	150 ft	150 ft	125 ft
Lot Depth:	150 ft	150 ft	150 ft	125 ft
Front Yard:	60 ft	60 ft	60 ft	50 ft
Side Yard:	25 ft	25 ft	25 ft	25 ft
Sides				
Combined:	60 ft	60 ft	60 ft	50 ft
Rear Yard:	50 ft	50 ft	50 ft	40 ft
Maximums:				
Lot Coverage:	25%	25%	25%	25%
Building Height:	40 ft	40 ft	40 ft	40 ft
NOTES				
(1) Single-family dwellings include mobile homes (2) Two-family dwellings require twice the minimum lot size. (3) Farm structures includes roadside stands				

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HAMLET DISTRICT (H)				
<p>INTENT: This district is intended to provide for light commercial and moderate density residential neighborhoods which, with review and conditions, can accommodate some growth and redevelopment. Such site plan conditions will be imposed to ensure residences are protected.</p>				
PRINCIPAL PERMITTED USES	ACCESSORY USES (Note 4)			SPECIAL USES
Single Family Dwelling (Note 1 & 4) Two-Family Dwelling (Note 2 & 4) Agricultural Activities Animal Husbandry Forestry Activities Stream Improvement Structures (Note 4)	Agricultural Structures Camping, Residential Customary Residential Accesory Uses Decks, Patios and Porches Energy Generating System, Solar Small Scale Home Occupations Off Street Parking Facilities Shoreline Improvements Shoreline Structures Signs			Bed & Breakfast (Note 4) Commercial, Light (Note 4) Essential Services (Note 4) Hotels and Motels (Note 4) Multi-family Dwellings Professional Office, Health and General (Note 4) Recreational Facilities, Indoor (Note 4) Recreational Facilities, Outdoor Telecommunication Facilities Worship, Place of (Note 4)
DEVELOPMENT STANDARDS				
	(A) On-site Sewage & Water	(B) Central Water Only	(C) Central Sewage Only	(D) Central Sewage & Water
Minimums:				
Lot Area:	30,000 sf	30,000 sf	20,000 sf	12,000 sf
Lot Width:	125 ft	125 ft	100 ft	100 ft
Lot Depth:	125 ft	125 ft	100 ft	100 ft
Front Yard:	50 ft	50 ft	40 ft	40 ft
Side Yard:	25 ft	25 ft	20 ft	20 ft
Sides Combined:	50 ft	50 ft	50 ft	50 ft
Rear Yard:	40 ft	40 ft	20 ft	20 ft
Maximums:				
Lot Coverage:	15%	15%	25%	25%
Building Height:	40 ft	40 ft	40 ft	40 ft
NOTES				
(1) Single-family dwellings include mobile homes (2) Two-family dwellings require twice the minimum lot size. (3) Farm structures includes roadside stands (4) The Tennenah Lake Hamlet District is limited to these designated uses in order to offer standards similar to the LC-2.				

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RIVER CONSERVATION DISTRICT (RC)				
<p>INTENT: This district is intended to complement the designation of the Upper Delaware River as a National Scenic & Recreational River and to implement the River Management Plan to which the Town is a party.</p>				
PRINCIPAL PERMITTED USES	ACCESSORY USES			SPECIAL USES
Single Family Dwelling (Note 1) Two-Family Dwelling (Note 2) Agricultural Activities Animal Husbandry Cabins, Hunting and Fishing Stream Improvement Structures	Agricultural Structures Camping, Residential Customary Residential Accesory Uses Decks, Patios and Porches Energy Generating System, Solar Small Scale Home Occupations Off Street Parking Facilities Shoreline Improvements Signs			Bed & Breakfast Commercial, Light Dormitory Essential Services Forestry Activities Hotels and Motels Hunting and Sportsman's Clubs Nursing Homes and Adult Homes Professional Office, Health and General Quarrying Recreational Facilities, Indoor Recreational Facilities, Outdoor School, Day Care School, Proprietary School, Public or Private Telecommunication Facilities Worship, Place of
DEVELOPMENT STANDARDS				
	(A) On-site Sewage & Water	(B) Central Water Only	(C) Central Sewage Only	(D) Central Sewage & Water
Minimums:				
Lot Area:			120,000 sf	
Lot Width:			150 ft	
Lot Depth:			150 ft	
Front Yard:			60 ft	
Side Yard:			50 ft	
Sides				
Combined:			100 ft	
Rear Yard:			50 ft	
Maximums:				
Lot Coverage:			10%	
Building Height:			40 ft	
NOTES				
(1) Single-family dwellings include mobile homes (2) Two-family dwellings require twice the minimum lot size. (3) Farm structures includes roadside stands				

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ANAWANDA LAKE CONSERVATION DISTRICT (LC-1)																		
<p>INTENT: This district is intended to protect Anawanda Lake and environs by ensuring development is compatible with existing patterns, water quality is maintained at a high level, and the lake is not used beyond its capacity to accommodate recreational use.</p>																		
PRINCIPAL PERMITTED USES	ACCESSORY USES			SPECIAL USES														
Single Family Dwelling (Note 1) Two-Family Dwelling (Note 2) Agricultural Activities Cabins, Hunting and Fishing Stream Improvement Structures	Agricultural Structures Camping, Residential Customary Residential Accesory Uses Decks, Patios and Porches Energy Generating System, Solar Small Home Occupations Off Street Parking Facilities Shoreline Improvements Shoreline Structures Signs			Bed & Breakfast Essential Services Forestry Activities Worship, Place of														
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Minimums:																		
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MUSKODAY-TENNANAH LAKE CONSERVATION DISTRICT (LC-2)																																																																
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PRINCIPAL PERMITTED USES	ACCESSORY USES			SPECIAL USES																																																												
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MOUNTAIN CONSERVATION DISTRICT (Basket Sub-District) (MC-1)				
<p>INTENT: This zoning district is intended to protect agricultural, forested and other hilly conservation areas from incompatible land uses, while also allowing farmers and other large landowners flexibility to pursue activities that can earn a reasonable return. The District is also intended to protect the lower reaches of the Basket Creek that frequently flood.</p>				
PRINCIPAL PERMITTED USES	ACCESSORY USES			SPECIAL USES
Single Family Dwelling (Note 1) Two-Family Dwelling (Note 2) Agricultural Activities Animal Husbandry Cabins, Hunting and Fishing Forestry Activities Stream Improvement Structures	Agricultural Structures Camping, Residential Customary Residential Accesory Uses Decks, Patios and Porches Energy Generating System, Solar Small Home Occupations Off Street Parking Facilities Shoreline Improvements Signs			Bed & Breakfast Camp, Campground Camp, Summer Camp Commercial, Light Conference Center and Retreat Energy Generating System, Wind Large Scale Energy Generating System, Wind Small Scale Essential Services Game Preserves Hunting and Sportsman's Clubs Nursing Homes and Adult Homes Professional Office, Health and General Quarrying Recreational Facilities, Indoor Worship, Place of
DEVELOPMENT STANDARDS				
	(A) On-site Sewage & Water	(B) Central Water Only	(C) Central Sewage Only	(D) Central Sewage & Water
Minimums:				
	Lot Area:	200,000 sf		
	Lot Width:	200 ft		
	Lot Depth:	200 ft		
	Front Yard:	60 ft		
	Side Yard:	50 ft		
Sides Combined:				
	Rear Yard:	100 ft		
		50 ft		
Maximums:				
	Lot Coverage:	5%		
	Building Height:	40 ft		
NOTES				
(1) Single-family dwellings include mobile homes (2) Two-family dwellings require twice the minimum lot size. (3) Farm structures includes roadside stands				

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**MOUNTAIN CONSERVATION DISTRICT
(Plateau Sub-District) (MC-2)**

INTENT: This zoning district is also intended to protect agricultural, forested and other hilly conservation areas from incompatible land uses, while also allowing farmers and other large landowners flexibility to pursue activities that can earn a reasonable return, but at a lower density.

PRINCIPAL PERMITTED USES	ACCESSORY USES	SPECIAL USES
Single Family Dwelling (Note 1) Two-Family Dwelling (Note 2) Agricultural Activities Animal Husbandry Cabins, Hunting and Fishing Forestry Activities Stream Improvement Structures	Agricultural Structures Camping, Residential Customary Residential Accesory Uses Decks, Patios and Porches Energy Generating System, Solar Small Home Occupations Off Street Parking Facilities Shoreline Improvements Signs	Bed & Breakfast Camp, Campground Camp, Summer Camp Commercial, Light Conference Center and Retreat Energy Generating System, Wind Large Scale Energy Generating System, Wind Small Scale Essential Services Game Preserves Hunting and Sportsman's Clubs Nursing Homes and Adult Homes Professional Office, Health and General Quarrying Recreational Facilities, Indoor Worship, Place of

DEVELOPMENT STANDARDS

	(A) On-site Sewage & Water	(B) Central Water Only	(C) Central Sewage Only	(D) Central Sewage & Water
Minimums:				
Lot Area:		120,000 sf		
Lot Width:		150 ft		
Lot Depth:		150 ft		
Front Yard:		60 ft		
Side Yard:		50 ft		
Sides Combined:		100 ft		
Rear Yard:		50 ft		
Maximums:				
Lot Coverage:		5%		
Building Height:		40 ft		

NOTES

- (1) Single-family dwellings include mobile homes
- (2) Two-family dwellings require twice the minimum lot size.
- (3) Farm structures includes roadside stands