

ZONING

110 Attachment 1

Town of Plattekill

**Zoning Law  
Schedule of District Regulations  
[Amended 4-19-2006 by L.L. No. 1-2006; 8-30-2006]**

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards			
				A	B	C	D
<p><b>RS-1 Residential Settlement:</b> The purpose of the RS-1 Residential 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 development and otherwise to create conditions conducive to carrying out the purposes of this chapter.</p>	<p>Agriculture (§ 110-49) Conservation subdivisions (§ 110-48) (subject to Planning Board review) Essential services (§ 110-24) One-family detached dwellings Public buildings* Public parks and playgrounds* Two-family dwellings (§ 110-12A)</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35) Bed-and-breakfasts (§ 110-20) Cemeteries Class II home occupations (§ 110-28) Communications centers/towers (§ 110-41) Day-care facilities (home care only) Multiple (multifamily) dwellings (§ 110-22) Places of worship, parish houses and parsonages</p>	<p>Accessory apartments (§ 110-15I) Class I home occupations (§ 110-28) Customary incidental uses and structures Home day care Private garages, tool houses and play houses Private outdoor swimming pools (§ 110-15F) Signs (§ 110-17) Vehicle and boat storage (§ 110-15H)</p>	<p><b>Minimums:</b></p>			
				<p>Lot area: 43,560 sf</p> <p>Lot width: 150 ft.</p> <p>Lot depth: 200 ft.</p> <p>Front yard: 50 ft.</p> <p>Side yard: 30 ft.</p> <p>Rear yard: 30 ft.</p> <p><b>Maximums:</b></p> <p>Building coverage: 25%</p> <p>Building height: 35 ft.</p> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water</p>	<p>43,560 sf</p> <p>125 ft.</p> <p>175 ft.</p> <p>40 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25%</p> <p>35 ft.</p>	<p>32,670 sf</p> <p>125 ft.</p> <p>150 ft.</p> <p>40 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25%</p> <p>35 ft.</p>	<p>21,780 sf</p> <p>100 ft.</p> <p>150 ft.</p> <p>40 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>35%</p> <p>35 ft.</p>
<p><b>HR-1 Hamlet Residential:</b> This District is intended to provide for the orderly growth of established residential areas, to prevent overcrowding of the land and to restrict those uses that are not compatible with residential neighborhoods, while allowing for moderate to higher density housing.</p>	<p>Conservation subdivisions (§ 110-48) (subject to Planning Board review) Essential services (§ 110-24) One-family detached dwellings Public buildings* Public parks and playgrounds* Two-family dwellings (§ 110-12A)</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35) Agriculture (§ 110-49) Bed-and-breakfasts (§ 110-20) Cemeteries Class II home occupations (§ 110-28) Clubs, lodges and fraternal organizations Communications centers/towers (§ 110-41) Community buildings 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 Places of worship, parish houses and parsonages Professional offices Residential conversions (§ 110-22O) Restaurants (sit-down dining, § 110-32) and taverns Schools, colleges and education facilities</p>	<p>Accessory apartments (§ 110-15I) Class I home occupations (§ 110-28) Customary incidental uses and structures Home day care Private garages, tool houses and play houses Private outdoor swimming pools (§ 110-15F) Signs (§ 110-17) Vehicle and boat storage (§ 110-15H)</p>	<p><b>Minimums:</b></p>			
				<p>Lot area: 43,560 sf</p> <p>Lot width: 150 ft.</p> <p>Lot depth: 200 ft.</p> <p>Front yard: 35 ft.</p> <p>Side yard: 30 ft.</p> <p>Rear yard: 30 ft.</p> <p><b>Maximums:</b></p> <p>Building coverage: 25%</p> <p>Building height: 35 ft.</p> <p>* Note: A developer providing central sewage and water may reduce lot areas to 7,500 square feet, lot widths to 50 feet and lot depths to 100 feet.</p> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water</p>	<p>43,560 sf</p> <p>125 ft.</p> <p>175 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25%</p> <p>35 ft.</p>	<p>32,670 sf</p> <p>125 ft.</p> <p>150 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25 ft.</p> <p>25%</p> <p>35 ft.</p>	<p>10,890 sf</p> <p>75 ft.</p> <p>100 ft.</p> <p>25 ft.</p> <p>20 ft.</p> <p>20 ft.</p> <p>35%</p> <p>35 ft.</p>

PLATTEKILL CODE

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards				
				A	B	C	D	
<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)  *Site plan review by Planning Board required.	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 (§ 110-15I) 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.	65,340 sf 200 ft. 200 ft. 50 ft. 50 ft. 50 ft.	43,560 sf 150 ft. 150 ft. 40 ft. 40 ft. 40 ft.	32,670 sf 125 ft. 125 ft. 40 ft. 40 ft. 40 ft.	
				<b>Maximums:</b> Building coverage: 20% Building height: 35 ft.	25% 35 ft.	25% 35 ft.	25% 35 ft.	
				A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water				

ZONING

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				A	B	C	D
<p><b>AG-1.5 Agricultural:</b> This district is intended to encourage continuation of agriculture and related low-density uses compatible with the soil, topography and location of this district and to preserve important natural and economic resources.</p>	<p>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                      Bed-and-breakfasts (§ 110-20)*                      (subject to Planning Board review)                      Conservation subdivisions (§ 110-48)                      Essential services (§ 110-24)                      Forestry uses                      Minimal impact uses (§ 110-11D)*                      Mixed use projects of allowed uses (§ 110-21)*                      Nurseries and greenhouses*                      One-family detached dwellings (§ 110-51)                      Public buildings*                      Public parks and playgrounds*                      Sawmills (Type A)*</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35)                      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)                      Farm equipment sales and service                      Farm labor housing (§ 110-23)                      Kennels and animal hospitals (§ 110-49C)                      Light industrial uses (§ 110-25)                      Multiple (multifamily) dwellings (§§ 110-22 and 110-51)                      Nursery schools and day-care facilities                      Outdoor recreation and amusement (§§ 110-6 and 110-45)                      Places of worship, parish houses/parsonages                      Resorts (§ 110-46)                      Sawmills (Type B - § 110-39)                      Stables (commercial - § 110-49B)                      Two-family dwellings (§ 110-12A)                      Warehouses</p>	<p>Accessory apartments (§ 110-15I)                      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)</p>	<p><b>Minimums:</b></p> <p>Lot area: 65,340 sf    65,340 sf    65,340 sf    65,340 sf                      Lot width: 200 ft.    200 ft.    200 ft.    200 ft.                      Lot depth: 200 ft.    200 ft.    200 ft.    200 ft.                      Front yard: 50 ft.    50 ft.    50 ft.    50 ft.                      Side yard: 50 ft.    50 ft.    50 ft.    50 ft.                      Rear yard: 50 ft.    50 ft.    50 ft.    50 ft.</p> <p><b>Maximums:</b></p> <p>Building coverage: 20%    20%    20%    20%                      Building height: 35 ft.    35 ft.    35 ft.    35 ft.</p> <p>A = On-site sewage and water                      B = Central water only                      C = Central sewage only                      D = Central sewage and water</p>			
				<p><b>BD-40 Business:</b> This district is intended to provide reasonable standards for the orderly expansion of general retail and commercial uses and to contribute to the soundness of the Town's economic base.</p>	<p>Bed-and-breakfasts (§ 110-20)*                      Clubs, lodges and fraternal organizations*                      Community buildings*                      Essential services (§ 110-24)                      Minimal impact uses (§ 110-11D)*                      Neighborhood stores (§ 110-29)*                      One-family dwelling set back 300 feet from Rts. 32/44/55                      One-family dwelling, improvements to existing                      Personal services                      Professional offices*                      Public buildings*                      Public parks and playgrounds*                      Specialty shops*</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35)                      Agriculture (§ 110-49)                      Auto service, repair and filling stations (§ 110-16I)                      Car wash                      Commercial indoor recreation and entertainment                      Communications centers/towers (§ 110-41)                      Convenience stores                      Day care (commercial)                      Drive-in establishments (§ 110-31)                      Hotels and motels (§ 110-46)                      Instructional uses                      Light industrial uses (§ 110-25)                      Medical clinics and offices (§ 110-34)                      Mixed use projects of allowed uses (§ 110-21)                      Mortuary and funeral homes (§ 110-33)                      Multiple (multifamily) dwellings (§ 110-22)                      Nurseries and greenhouses                      One-family dwelling connected to business                      Public transportation facilities                      Restaurants (sit-down dining)                      Retail and service establishments (§ 110-37)                      Supermarkets                      Taverns (§ 110-32)                      Warehouses                      Wholesale businesses</p>	<p>Class I and II home occupations (§ 110-28)                      Customary incidental uses and structures                      Signs (§ 110-17)</p>

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<p><b>BD-60 Light Business:</b> This district is intended to provide reasonable standards for the orderly expansion of general retail and commercial uses and to contribute to the soundness of the Town's economic base, but limiting the intensity and range of uses to those compatible with surrounding uses and districts.</p>	<p>Bed-and-breakfasts (§ 110-20)* Clubs, lodges and fraternal organizations* Community buildings* Essential services (§ 110-24) Minimal impact uses (§ 110-11D)* Neighborhood stores (§ 110-29)* Nurseries and greenhouses* One-family dwelling set back 300 feet from Rts. 32/44/55 One-family dwelling, improvements to existing Personal services Professional offices* Public buildings* Public parks and playgrounds* Specialty shops*</p> <p>*Site plan review by Planning Board required.</p>	<p>Active adult/senior care communities (§ 110-35) Agriculture (§ 110-49) Auto service, repair and filling stations (§ 110-16I) Automotive and vehicular sales and rentals Commercial indoor recreation and entertainment Communications centers/towers (§ 110-41) Day care (commercial) Flea markets (commercial - § 110-50) Funeral homes/mortuaries (§ 110-33) Hotels and motels (§ 110-46) Instructional uses Kennels and animal hospitals (§ 110-49C) Light industrial uses (§ 110-25) Medical clinics and offices (§ 110-34) Mixed use projects of allowed uses (§ 110-21) Multiple (multifamily) dwellings (§ 110-22) One-family dwelling connected to business Outdoor recreation and amusement (§§ 110-6 and 110-45) Public transportation facilities Restaurants (sit-down dining) Retail and service establishments (§ 110-37) Schools, colleges and education facilities Self-storage mini-warehouse facilities Taverns (§ 110-32) Trucking terminals Warehouses Wholesale businesses</p>	<p>Class I and II home occupations (§ 110-28) Customary incidental uses and structures Signs (§ 110-17)</p>	<p><b>Minimums:</b></p> <p>Lot area: 60,000 sf    60,000 sf    40,000 sf    30,000 sf Lot width: 200 ft.    175 ft.    150 ft.    150 ft. Lot depth: 200 ft.    175 ft.    150 ft.    150 ft. Front yard: 35 ft.    25 ft.    25 ft.    25 ft. *Side yard: 25 ft.    25 ft.    25 ft.    20 ft. *Rear yard: 25 ft.    25 ft.    25 ft.    20 ft.</p> <p><b>Maximums:</b></p> <p>Building coverage: 30%    30%    40%    40% Building height: 35 ft.    35 ft.    35 ft.    35 ft.</p> <p>*Add 25 feet where abutting a residential district boundary</p> <p>A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water</p>			
				<p><b>GB-80 General:</b> This district is intended to encourage the orderly development of the Town's transportation-related and heavy impact activities in such fashion as to be compatible with adjacent land uses and to contribute to the soundness of the Town's economic base.</p>	<p>Agriculture (§ 110-49) Auto service, repair and filling stations (§ 110-16I)* Automotive and vehicular sales and rentals* Commercial indoor recreation and entertainment* Essential services (§ 110-24) Light industrial uses (§ 110-25)* Nurseries and greenhouses* Public transportation facilities* Wholesale businesses*</p> <p>*Site plan review by Planning Board required.</p>	<p>Adult uses (§ 110-36) Crematoriums Communications centers/towers (§ 110-41) Flea markets (commercial - § 110-50) Junkyards Kennels and animal hospitals (§ 110-49C) Mixed use projects of allowed uses (§ 110-21) Off-road and motorized vehicle uses (§ 110-54) Outdoor recreation and amusement (§§ 110-6 and 110-45) Outdoor storage facilities (§ 110-27) Trucking terminals Warehouses</p>	<p>Customary incidental uses and structures Signs (§ 110-17)</p>

ZONING

District Intent	Principal Permitted Uses	Special Uses (§ 110-61)	Accessory Uses (§ 110-15)	Development Standards				
				A	B	C	D	
<b>M-3 Mountain:</b> This district is intended to protect the character of the Town's mountain ridge and associated land areas possessing environmental limitations and special natural features that require more attention to land planning.	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 One-family detached dwellings Outdoor recreation, light (trails, picnic areas) Public buildings* Public parks and playgrounds* Two-family dwellings  *Site plan review by Planning Board required.	Animal and nature preserves Bed-and-breakfasts (§ 110-20) Campgrounds (§ 110-43) Cemeteries Class II home occupations (§ 110-28) Communications centers/towers (§ 110-41) Community buildings Extractive uses (§ 110-44) Kennels (§ 110-49C) Nurseries and greenhouses Sawmills (Types A and B - § 110-39)	Accessory apartments (§ 110-15I) 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) Vehicle and boat storage (§ 110-15H)	<b>Minimums:</b>				
				Lot area: 130,680 sf Lot width: 250 ft. Lot depth: 300 ft. Front yard: 50 ft. Side yard: 50 ft. Rear yard: 50 ft.	130,680 sf 250 ft. 300 ft. 50 ft. 50 ft. 50 ft.	130,680 sf 250 ft. 300 ft. 50 ft. 50 ft. 50 ft.	130,680 sf 250 ft. 300 ft. 50 ft. 50 ft. 50 ft.	130,680 sf 250 ft. 300 ft. 50 ft. 50 ft. 50 ft.
				<b>Maximums:</b> Building coverage: 10% Building height: 35 ft.	10% 35 ft.	10% 35 ft.	10% 35 ft.	10% 35 ft.
				*Add 25 feet where abutting a residential district boundary				
				A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water				