

1/8/98

Application #: ZBA- ²⁰²⁵ - ¹⁰³
Date: 10-30-2025

**Town of Amsterdam
Zoning Board of Appeals**

Application to Board of Appeals

CHECKLIST

☒ 1) Completed, signed and notarized Application to Board of Appeals
(including this checklist and all information required hereon)

☒ 2) Tax Map indicating property in question and SBL or Tax parcel ID #

☐ 3) A complete sketch plan drawing with all appropriate dimensions and
information

☒ 4) Copy of denied Application, including the Administrative Officer's Denial

☒ 5) Copy of any supporting documentation submitted with the Zoning Permit
Application including, but not limited to photos, notarized statements,
etc.

☐ 6) If appropriate, and at a minimum, a completed Part I of a Short
Environmental Form (SEQR) (see attached), for type 1 actions please use
Part I of a Full Environmental Form (SEQR) (also attached).

N/A 7) If the property is a farm operation within a New York State Agricultural
District or with boundaries within 500 feet of a farm operation located in
a New York State Agricultural District, the applicant must complete and
submit (with this application) a completed Agricultural Data Statement
(Ag. and Markets) (see attached)

☐ 8) Other a) explain: _____

b) explain: _____

c) explain: _____

d) explain: _____

e) explain: _____

2/10/2011

Application #: ZBA- ²⁰²⁵ - ¹⁰³
Date: 10-30-2025

Town of Amsterdam
Zoning Board of Appeals

Application to Board of Appeals

A completed Application must be filed at least ten (10) days prior to the meeting at which it is to be considered by the Zoning Board of Appeals.

Applicant: Brian Sullivan Property Owner: _____
(if different)
Address: 207 MacLachlan Rd Address: _____
Amsterdam NY 12010
Phone: 518-365-2863 Phone: () _____
Professional Advisor: _____ Other : _____
(if appropriate)
Address: _____ Address: _____
Phone: () _____ Phone: () _____

1.) Property Location

Address: 207 MacLachlan Rd Amsterdam NY 12010
General Location: _____

Zoning District: B-1

Tax Parcel ID # (SBL) 57-3-13 (own two additional

2.) Type of Application (please check appropriate box(s)):

☐ Interpretation of the Zoning Law and/or map

☐ Area Variance

☐ Use Variance

☐ Temporary Permit

☒ Other Home Occupation

properties approx
33 acres total

- 3.) For variances and interpretations, indicate the articles(s), section(s), subsection(s) and paragraph(s) of the Zoning Law that apply (by number)

article - 1V
section - 7-2-1
subsection - Zoning Schedule A
paragraph - _____

- 4.) If previous applications have been made with respect to this property, indicate the Application(s) or Appeal Number(s) and Date(s) below

# _____	date _____
# _____	date _____
# _____	date _____
# _____	date _____
# _____	date _____

- 5.) Indicate the reason for the filing of this application. Complete only the relevant blanks below (attach extra sheets, if necessary)

A. Interpretation: _____

B. Area Variance: _____

X C. Use Variance: _____

D. Temporary Permit: _____

E. Extension of a Temporary Permit: _____

F. Other TO Run a Small Home Occupied
Registered Auto Repair Facility

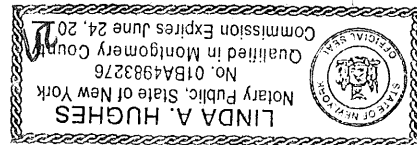
State of New York
County of Montgomery

Sworn to this 30 day of October, year of 2025.

[Signature]
Signature of Applicant

[Signature]
Notary Public

State of New York
County of _____



Sworn to this _____ day of _____, year of _____.

Signature of Property Owner
(if different)

Notary Public

For Office Use Only

Applicant#: 2025 - \$25 (10/9)

Application Fee: \$ \$75 (10/30)

(if applicable)

Other fees: _____

Description: _____

\$ _____

\$ _____

Total Amount Received: \$ 100

Date Received: 10-30-2025

Check # CASH

Received by: _____

For Zoning Board of Appeals Use Only:

The Zoning Board of Appeals held a Public Hearing on _____ (day) of _____ (date),
_____ (year) in consideration of this application.

The Application is hereby:

☐: approved

☐: approved with modifications

☐: disapproved

Modifications and comments: _____

Secretary, Town of Amsterdam
Zoning Board of Appeals

Chairperson, Town of Amsterdam
Zoning Board of Appeals

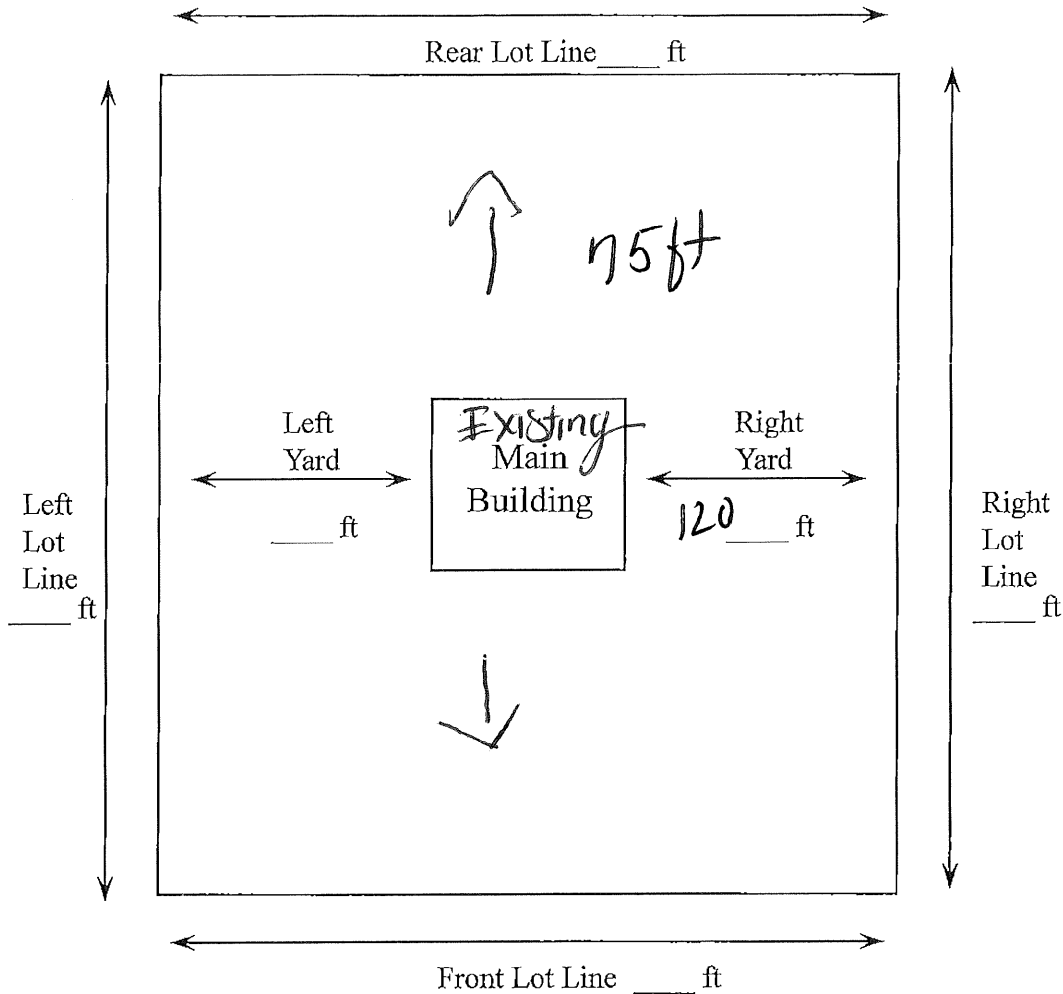
Date

Date

Application #: 2025-103
Date: _____

SKETCH PLAN

own adjacent property



own adjacent property

Road

•Please locate main building, accessory building, any additions, and any significant features, including but not limited to well and septic location giving all pertinent yard dimensions.

•Below, please identify the type and approximate distance of any structures within 50' of the structure or area in question, on neighboring properties.

TYPE	DISTANCE (FT)
<i>Existing 34x30 Building</i>	

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Sullivan's Auto Service</i>			
Project Location (describe, and attach a location map): <i>201 MacLachlan Rd</i>			
Brief Description of Proposed Action: <i>existing garage w/ no changes - register + open as a repair facility</i>			
Name of Applicant or Sponsor: <i>Brian Sullivan</i>		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: <i>Town approval</i>		☐	☐
3.a. Total acreage of the site of the proposed action? _____ acres		N/A existing	
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☒	YES ☐	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO ☐	YES ☐
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO ☒	YES ☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO ☒	YES ☐
b. Are public transportation service(s) available at or near the site of the proposed action?		☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		☒	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>N/A</u>		NO ☐	YES ☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO ☒	YES ☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO ☒	YES ☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO ☒	YES ☐
b. Is the proposed action located in an archeological sensitive area?		☒	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO ☒	YES ☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		☒	☐
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO ☒	YES ☐
16. Is the project site located in the 100 year flood plain?		NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES		NO ☒	YES ☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		☒ NO ☐ YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>B. J. Sultan</u>	Date: <u>10/30/2025</u>	
Signature: _____		



Department of Motor Vehicles

VEHICLE SAFETY & CLEAN AIR
6 EMPIRE STATE PLAZA
ALBANY, NY 12228

Attention All Repair Shop Applicants:

Chapter 63 of the Laws of 1989 amended Section 398-c of the Vehicle and Traffic Law which relates to zoning of repair shops. The law states all repair shop applicants shall provide appropriate certification or documentation from the municipality where the repair shop is located that the facility is in compliance with applicable zoning and planning regulations, fire regulations and building codes. This requirement may be waived for applicants from municipalities without such codes or regulations.

Therefore, any application submitted on or after October 18, 1989 **must** be accompanied by a **Certificate of Occupancy, a copy of the local license or a letter from the municipality stating that no local license or permit is required.**

ANY OF THE ABOVE DOCUMENTS MUST HAVE THE EXACT LOCATION AS STATED ON YOUR APPLICATION TO BECOME A REPAIR SHOP, AND CANNOT BE MORE THAN 10 YEARS OLD.

Any Certificate of Occupancy, local license or municipal letter must be on municipal letterhead and contain the following: full name and address of the business, type of business (i.e., Motor Vehicle Repair Shop), the written signature, printed name and title of the official preparing the letter (i.e., Town Supervisor, City Manager, etc.), and the date. For municipalities without such codes or regulations the municipal letter should be formatted as stated above and contain a statement that there is no objection to the operation of a Motor Vehicle Repair Shop at the requested location.

In lieu of any of the above, the facility number and/or name of a **previously registered Repair Shop** that was at that location will suffice. The previously registered facility must be verified through DMV records and must have not expired more than 10 years prior to the filing date of the application.

Failure to include these documents with your application will result in your application being rejected.

If you have any questions, please call the Application Processing Unit @ (518) 474-0919.









TOWN OF AMSTERDAM

283 Manny's Corner Road
Amsterdam, NY 12010

Phone: 518-842-7961 • Fax: 518-843-6136

www.townofamsterdam.org

APPLICATION FOR ZONING/USE PERMIT

APPLICATION DATE: 10/9/25

ZONE: Residential

APPLICATION #: 2025-103

FEE PD: \$25/cash TAX MAP NO.: 57-3-13

1.) PROPERTY/BUILDING LOCATION: 207 MacLachlan Rd Amsterdam NY

2.) PROPERTY OWNER'S NAME: Brian Sullivan TELEPHONE: 518 365-2863

ADDRESS: 207 MacLachlan Rd Amsterdam NY 12010

3.) APPLICATION IS HEREBY MADE FOR: (Check ALL that are applicable),

☐ NEW CONSTRUCTION

☐ RESIDENTIAL

☐ 1 FAMILY

☐ 2 FAMILY

☐ MULTIPLE

☒ COMMERCIAL

☐ MOBILE HOME INSTALLATION

☐ MODULAR HOME INSTALLATION

☒ GARAGE ☐ ATTACHED GARAGE

☐ ACCESSORY BUILDING/STORAGE SHED

☐ CHIMNEY CONSTRUCTION

☐ SOLID FUEL BURNING DEVICE

☐ STOVE INSERT

☐ POOL ☐ IN GROUND ☐ ABOVE GROUND

☐ SEPTIC SYSTEM ☐ WELL

☐ OTHER: _____

☐ PLANNED UNIT DEVELOPMENT

☐ KENNEL/STABLES

☐ HOME OCCUPATION

☐ OUTDOOR FURNACES

☐ SOLAR COLLECTORS +
INSTALLATIONS

☐ WIND ENERGY FACILITIES

☐ RENOVATION, ALTERATION, CONVERSION

☐ RESIDENTIAL

☐ COMMERCIAL

☒ COMMERCIAL OCCUPANCY (WITH NO RENOVATIONS) INSPECTION ONLY.

☐ DEMOLITION

☐ COMMERCIAL OR ☐ RESIDENTIAL (CHECK ONE)

METHOD OF DEMOLITION: _____

PLACE OF DEBRIS DISPOSAL: _____

DISCONNECTION DATE OF UTILITIES: _____

4.) THE FOLLOWING DESCRIPTION OF THE USE FOR THIS PROPERTY, FOR WHICH APPLICATION IS MADE HERewith, IS SUBMITTED: Light Duty Auto Repair, Registered Repair

Shop + inspection station

5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN)

A.) DIMENSIONS OF LOT: FRONTAGE _____ REAR _____ RIGHT SIDE _____ LEFT SIDE _____

ACREAGE 1.80

B.) IS THIS A CORNER LOT? ☐ YES OR ☒ NO

C.) WILL THE GRADE OF THIS LOT BE CHANGED AS A RESULT OF THIS CONSTRUCTION? ☐ YES OR ☐ NO

IF "YES", DESCRIBE AND SHOW ON PLOT PLAN

D.) ☐ PUBLIC WATER OR ☐ PRIVATE WELL

E.) ☐ SEWER OR ☐ PRIVATE SEPTIC

*** SEPERATE PERMITS ARE REQUIRED FOR PUBLIC WATER AND SANITARY SEWER

F.) DISTANCE FROM LOT LINES: FRONT _____ REAR _____ RIGHT SIDE _____ LEFT SIDE _____

6.) TYPE OF CONSTRUCTION: (CHECK ALL THAT APPLY)

STYLE: ☐ RANCH ☐ RAISED RANCH ☐ SPLIT LEVEL ☐ CAPE COD ☐ COLONIAL ☐ DUPLEX

☐ OTHER: Existing

BASEMENT (CHECK ONE): ☐ FULL ☐ CRAWL ☐ SLAB

GARAGE: ☐ 1 STALL ☐ 2 STALL ☒ 3 STALL ☐ PRIVATE ☐ PUBLIC

THE ACCESSORY BUILDING WILL BE AS FOLLOWS: ☐ DESCRIPTION: _____

☐ DIMENSIONS: FRONT WIDTH: _____ SIDE LENGTH: _____ HEIGHT: _____

7.) CONTRACTOR'S NAME: _____ DAY PHONE: (_____) _____

MAILING ADDRESS: _____

(ALL CONTRACTORS MUST PROVIDE PROOF OF WORKERS COMPENSATION AND LIABILITY INSURANCE)

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ _____

9.) SIGNATURE OF PROPERTY OWNER: B. J. Sullivan

I CERTIFY THAT THE CONSTRUCTION PLANS AND ALL OTHER INFORMATION SUBMITTED AS PART OF THIS APPLICATION ARE ACCURATE.

10.) FOR OFFICE USE ONLY:

DATE APPROVED: 10/10/25

DATE DENIED: 10/10/25

SIGNATURE: [Signature]
(ZONING OFFICER)

PERMIT EXPIRES: 10/10/26

☐ DENIED AND REFERRED TO PLANNING BOARD

☒ DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: ZONING SCHEDULE A pg 131
permitted uses R-1
Variance Required

Art 1 V - Use Regulations

Section 7 - 21

Not allowed use

Zoning schedule A

GARAGE, PUBLIC: A building or part thereof used for the storage, hiring, selling, greasing, servicing, or repair (including body or fender work) of motor driven vehicles, operated for gain.

GASOLINE STATION: Any building or part thereof, including the lot on which it is located, used or designed to be used for the retail sale of gasoline or oil or other motor vehicle fuel and which may include facilities for lubricating, hand-washing, cleaning, or otherwise servicing motor vehicles, but not including body or fender work, painting, or major motor repairs. The term "Gasoline Station" shall be deemed to include filling station and service station.

GLARE: The effect produced by light with intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

HOME OCCUPATION: An occupation or profession which is customarily carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit; and is carried on by a member of the family residing in the dwelling unit; and is clearly incidental and secondary to the use of the dwelling unit for residential purposes; and which does not alter the exterior of the property or affect the residential character of the neighborhood.

HOMEOWNERS' ASSOCIATION: An organization of homeowners residing within a particular development whose major purposed is to preserve, maintain, and provide community area facilities and services for the common enjoyment of the residents.

HORSE: The entire family of Equidae.

HORSE, PLEASURE: A horse kept for riding, driving, or stabling for personal satisfaction, but not for compensation.

HOSPITAL: A building or structure for the diagnosis and medical or surgical care of human sickness or injuries.

HOSPITAL, ANIMAL: A building or structure for the diagnosis and medical or surgical care of sick or injured animals.

HOTEL: A building or group of buildings where transient guests are lodged for remuneration, including motels but excluding rooming houses.

HOUSE TRAILER: see RECREATIONAL VEHICLE

JUNK YARD: A lot, land or structure, or part thereof, used for the collecting, storage and sale of wastepaper, rags, scrap material or discarded material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles, and for the sale of the parts thereof; or for the storing or abandonment of two or more unlicensed, unregistered, old or secondhand motor vehicles no longer intended or in condition for legal use on the public highways. The term "junkyard" shall not be construed to mean an establishment having facilities for processing iron, steel or nonferrous scrap for sale or remelting purposes.

C. Pool alarms are not required in:

1. A hot tub or spa equipped with a safety cover classified to reference standard ASTM F1346 (2003).
2. Any swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover classified to reference standard ASTM F1346 (2003).

14. Abandonment of pool

Should the owner abandon a swimming pool, the area occupied by the swimming pool shall be returned to its original grade and approximately to the same condition as before the swimming pool was constructed and the owner shall notify the Zoning/Code Enforcement Officer of the abandonment so that an inspection of the site may be made and the records of the permit marked accordingly.

SECTION 29. HOME OCCUPATIONS

1. Purpose

The intent of regulations governing home occupations is to protect the character of the surrounding neighborhood, particularly adjacent residential uses, from intrusions and nuisances created by operating businesses in a residential area, while recognizing the needs of certain residents and community benefits of allowing certain types of work in the home. The regulations ensure that the home occupation remains subordinate to the residential use and that the residential viability of the dwelling is maintained. The regulations recognize that many types of jobs can be done in a home with little or no effects on the surrounding neighborhood.

2. Operational Regulations

- A. Hours: Customers may visit the site only during the hours of 6:00 a.m. to 10:00 p.m.
- B. Nonresident employees: No more than two nonresident employees are permitted.
- C. Retail sales: retail sales of goods must be entirely accessory to any services provided on the site.
- D. Traffic: The business shall not generate traffic in any greater volume than would normally be expected in a residential neighborhood.
- E. Parking: One off-street parking space shall be provided for each client that visits the site at any one time.

3. Site-related Standards

- A. Spatial limitations: The home business shall not utilize more than 25% of the gross floor area of the dwelling unit if located therein or, alternatively, be in excess of 400 square feet of any accessory building if located therein.
- B. Outdoor activities: All activities must be in completely enclosed structures. Exterior storage or display of goods or equipment is prohibited.
- C. Appearance of structure and site: The dwelling and site must remain residential in appearance and characteristics. Internal or external changes which will make the dwelling appear less residential in nature or function are prohibited. Examples of such prohibited alternations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting.
- D. Environmental performance: The home occupation shall produce no noise, vibration, glare, objectionable fumes or electrical interference detectable to normal sensory perception on adjacent lots.
- E. A home occupation shall not display or create outside the building any evidence of the home occupation, except such sign as may be permitted under the requirements of these regulations.

SECTION 30. DUMPS AND JUNKYARDS

1. Dumps

No dump shall be established hereafter and no garbage, rubbish, refuse or other waste material shall be dumped or deposited in any area within 500 feet from any highway, lake, stream or property line; or 500 feet from an existing dwelling. A permit for any existing dump shall be obtained from the Town Board, subject to any additional regulations the Board may prescribe and to any conditions that the Board may impose in connection with a particular permit.

2. Junkyards

No new junkyards shall be established hereafter within the Town of Amsterdam. Existing junkyards must conform to all regulations in New York State General Municipal Law Article 6, Section 136 and be maintained no closer than 200 feet from any highway or property line. All existing junkyards must obtain an annual permit from the Town Board subject to any additional regulations the Board may prescribe and to any conditions that the Board may impose in connection with a particular permit. The storing or abandonment of two or more unregistered, old, or secondhand motor vehicles, no longer intended or in condition for legal use on the public highways, are held, whether or not for the purpose of resale of used parts therefrom, shall be deemed to be a junkyard. Any of the uses referred to in this Section shall

ZONING DISTRICTS	PERMITTED USES (See Article IV – Use Regulations for Complete List)		SPECIAL PERMIT USES Permitted by the Planning Board	MINIMUM LOT SIZE		LOT COVER-AGE (Maximum Percent)	MIN. LIVING AREA* (Square Feet)	BUILDING HEIGHT - (Maximum)		YARD DIMENSIONS (Minimum In Feet)			
				Area In Sq. Ft.	Width In Feet †			Stories	Feet	Front	Side	Rear	
R-1 Residence	One-family dwelling except mobile home	w/public sewer or water		20,000	100	20	850*	2½	35	50	10	50	
		w/out public sewer or water		65,000	200	20	850*	2½	35	50	10	50	
	Church, parish house, convent			50,000	250	25	---	---	---	50	25	50	
	Community park or playground			---	---	---	---	---	---	---	---	---	
	Public building, library			---	---	---	---	---	---	50	25	50	
	Existing farm, nursery or truck garden			---	---	---	---	---	---	---	---	---	
	Customary home occupation			---	---	---	---	---	---	---	---	---	
	Customary accessory use or building			---	---	---	---	1	15	---	---	---	
	Family & Group Family Day Care as acc. use			---	---	---	---	---	---	---	---	---	
	Mobile home as acc. use to farm operation			---	---	---	---	2½	35	50	25	50	
	Small Scale Solar System as Accessory Use		Utility Scale Solar System	SEE SOLAR ENERGY REGS - SECTION 35									
			Accessory Dwelling Unit	Same as one-family dwelling		400	1	15	50	10	50		
			Bed & Breakfast Est.	Same as one-family dwelling		850*	2½	35	50	10	50		
			Public, priv. school, college	5 acres	500	25	---	2	35	50	50	50	
			Golf course/ country club	75 acres	---	---	---	2½	35	100	50	100	
			Public utility station or str.	---	---	---	---	---	---	---	---	---	
R-2 Residence	R-1 Permitted Uses			SAME AS ABOVE									
	Two-family dwelling	w/public sewer or water		20,000	100	20	720/DU	2½	35	50	10	50	
		w/out public sewer or water		3 acres	200	20	720/DU	2½	35	50	10	50	
	Multiple family dwelling -- (max 10 DUs/ac, max 12 DUs/group structure)			5 acres	500	25	720/DU	3	45	50	50	50	
	Town Houses/Condominiums -- (max 4 DUs/ac, max 8 DUs/group structure)			5 acres	500	25	850/DU	2½	35	50	50	50	
	Small Scale Solar System as Accessory Use		Utility Scale Solar System	SEE SOLAR ENERGY REGS - SECTION 35									
			Accessory Dwelling Unit	Same as one-family dwelling		400	1	15	50	10	50		
			Bed & Breakfast Est.	Same as one-family dwelling		850	2½	35	50	10	50		
			Public, priv. school, college	5 acres	500	25	---	2	35	50	50	50	
			Golf course/ country club	75 acres	---	---	---	2½	35	100	50	100	
			Public utility station or str.	---	---	---	---	---	---	---	---	---	
			Nursing home, hospital, Asst Living Fac, Sr Housing	5 acres	200	25	---	3	45	50	50	50	
			Pleasure Horse	2 ac/horse	SEE EQUINE ZONING REGS - SECTION 32B				75	100	100		
			Funeral Home	65,000	200	20	---	2½	35	50	10	50	
	R-M Mobile Home	One-family dwelling or single mob home	w/public sewer or water		20,000	100	20	720	2½	35	50	10	50
			w/out public sewer or water		65,000	200	20	720	2½	35	50	10	50
Two family dwelling		w/public sewer or water		20,000	100	20	720/DU	2½	35	50	10	50	
		w/out public sewer or water		3 acres	200	20	720/DU	2½	35	50	10	50	
Mobile Home Park				10 acres	500	20	580	1	15	50	50	50	
Mobile Home In Park				7,000	50	20	580	1	15	15	15	15	
Customary accessory use or building				---	---	---	---	1	15	---	---	---	
Community park or playground				---	---	---	---	---	---	---	---	---	
Farm operation, nursery or truck garden				---	---	---	---	---	---	---	---	---	
Small Scale Solar System as Accessory Use			Utility Scale Solar System	SEE SOLAR ENERGY REGS - SECTION 35									
		Public utility station or str.	---	---	---	---	---	---	---	---	---		
A Agriculture	R-1 and R-2 Permitted Uses			SAME AS ABOVE									
	Farm, nursery or truck garden			---	---	---	---	---	---	---	---	---	
	Boarding or rooming house	w/public sewer or water		20,000	100	20	---	2½	35	50	10	50	
		w/out public sewer or water		3 acres	200	20	---	2½	35	50	10	50	
	Picnic grove, fish or game club			---	---	---	---	---	---	---	---	---	
	Public utility station or structure			---	---	---	---	---	---	50	10	50	
	Customary agricultural operation			---	---	---	---	---	---	---	---	---	
	Public stables			10 acres	---	---	---	2½	35	50	50	50	
	Bed & Breakfast Establishment			Same as one-family dwelling									
	Personal Wireless Service Facility			SEE PW9F OVERLAY DISTRICT - SECTION 15									
	Small Scale Solar System as Accessory Use		Utility Scale Solar System	SEE SOLAR ENERGY REGS - SECTION 35									
			Airport	100 acres	200	---	---	2½	35	100	100	100	
			Private Airfield	75 acres	200	---	---	2½	35	100	100	100	
			Camping grounds	---	---	---	---	---	---	---	---	---	
			Kennels	5 acres	200	20	---	2	30	50	50	50	
			Accessory Dwelling Unit	Same as one-family dwelling		400	1	15	50	10	50		
		Animal Hospital	40,000	200	25	---	2½	35	50	50	50		
		Funeral Home	65,000	200	20	---	2½	35	50	25	50		
		Golf course/country club	75 acres	---	---	---	2½	35	100	50	100		
		Self-Storage Units	---	---	---	---	1	15	25	25	25		
		Public, priv. school, college	5 acres	500	25	---	2	35	50	50	50		
		Nursing home, hospital, Asst Living Fac, Sr Housing	5 acres	200	25	---	3	45	50	50	50		
		Sm/Lg Wind Energy Facility	5 acres	SEE W.E.F. REGS - SECTION 36						1½ times Tower Height			
PUD Planned Unit Development			SEE PLANNED UNIT DEVELOPMENT – SECTION 14								Min. exterior yards on district bounds (may req. larger)		
									50	50	50		

* In R-1 minimum living area is 850 square feet; minimum first floor living area is 600 square feet if structure is more than one story.

** Unless joined, (Max. of 3 in B-2)

† See definitions of Lot Width and Flag Lots. Lot Width is not the same as road frontage, but is measured at a setback from the front property line equal to the required front yard.

NOTES: Regulations apply to all uses in the district unless indicated by a dash (---) which means either no minimum or maximum or not applicable, except for conditions imposed for a special use permit.

DU means Dwelling Unit, MH means Mobile Home.

This schedule is not necessarily all inclusive. Refer to Zoning Law text for more detail.