

# EXISTING

# DRAFT

*ZRC RECOMMENDED DRAFT TO TOWN BOARD / November 10, 2024*

## PART 1 – GENERAL PROVISIONS

### ARTICLE I – PURPOSE; TITLE; INTERPRETATION

180-1 Purposes

180-1 UNCHANGED

180-2 Title

180-2 UNCHANGED

180-3 Interpretation of Provisions

180-3 UNCHANGED

### ARTICLE II – TERMINOLOGY

180-4 Word Usage

180-4 UNCHANGED

180-5 Definitions

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### ARTICLE III – ZONING DISTRICTS; MAP

180-6 Establishment of Districts

180-6 Establishment of Districts

180-7 Zoning Map

180-7 UNCHANGED

180-8 Interpretation of District Boundaries

180-8 UNCHANGED

180-9 Boulevard District: Location and Purpose

180-9 Zoning Districts: Locations and Purposes

## PART 2 – DISTRICT REGULATIONS

### ARTICLE IV – APPLICATION; GENERAL REGULATIONS

180-10 Application of Regulations

180-10 UNCHANGED

180-11 General Regulations

180-11 General Regulations

180-12 Effect of Existing Violations

180-12 UNCHANGED

### ARTICLE V – SCHEDULE OF REGULATIONS

180-13 Use of Structures or land prohibited for other than purposes specified

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180-14 Agricultural (A5A) District

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180-15 Very Low Density Residential (R3A) District

180-15 Very Low Density Residential (R3A) District

180-16 Low Density Residential (R1A) District

180-16 Low Density Residential (R1A) District

180-17 Medium Density Residential (R20,000) District

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- 180-18 Highway Business I (HB-IU District
- 180-19 Highway Business II (HB-II) District
- 180-20 Highway Business III (HB-III) District
- 180-21 Industrial (M) District
- 180-22 Land Conservation (LC) District
- 180-23 Light Industrial (M-A) District
- 180-24 Boulevard Districts

- 180-18 Residential Lot Clustering
- 180-19 Boulevard Districts
- 180-20 Irondale Business (IB) District
- 180-21 Light Industrial (M-A) District
- 180-22 Land Conservation (LC) District
- 180-23 Supplemental Use Standards: Non-Residential Districts
- 180-24 *Reserved*

## ARTICLE VI – SPECIAL PERMIT USES

- 180-25 Approval by Zoning Board of Appeals
- 180-26 General Standards
- 180-27 Special Use Permit Application Procedure
- 180-28 Reimbursable Costs
- 180-29 Effect of Special Use Permit Approval
- 180-30 Expiration
- 180-31 Revocation
- 180-32 Relief from Decisions

- 180-25 Special Use Permit Approval
- 180-26 General standards
- 180-27 Special use permit application procedure
- 180-28 Reimbursable costs
- 180-30 Expiration
- 180-31 Revocation
- 180-32 Relief from decisions
- 180-33 Uses for which site plan approval required

## ARTICLE VII – PROCEDURES AND STANDARDS FOR SITE PLAN APPROVAL

- 180-33 Uses for which Site Plan approval required
- 180-34 Procedure
- 180-35 Material to be Submitted by Applicant
- 180-36 Standards for Site Plan Approval
- 180-37 Installation of Required Infrastructure and Improvements

- 180-33 UNCHANGED
- 180-34 UNCHANGED
- 180-35 UNCHANGED
- 180-36 UNCHANGED
- 180-37 Installation of required infrastructure and improvements

## ARTICLE VIII – SUPPLEMENTARY REGULATIONS

- 180-38 Applicability
- 180-39 Access to Commercial or Industrial Uses
- 180-40 Country Inns

- 180-38 UNCHANGED
- 180-39 UNCHANGED
- 180-40 UNCHANGED

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180-41 Drive-In Businesses	180-41 Drive-Through (accessory use)
180-42 Dwellings	180-42 UNCHANGED
180-43 Educational Centers and Institutions	180-43 Schools (Private and Public), and Educational Centers
180-44 Frontage of Public Street	180-44 UNCHANGED
180-45 Junkyards	180-45 Outdoor Dining
180-46 Mobile Homes	180-46 UNCHANGED
180-47 Mobile Home Parks	180-47 UNCHANGED
180-48 Motels	180-48 Hotels
180-49 Obstructions of Vision at Intersections	180-49 UNCHANGED
180-50 Off-Street Parking and Automobile Storage	180-50 Off-Street Parking and Loading
180-51 Off-Street Parking for Commercial Vehicles while Loading and Unloading	180-51 Landscaping
180-52 Public Garages and Motor Vehicle Service Stations	180-52 Motor Vehicle Body Shop, Repair Shop and Sales and Rental
180-53 Public Stable	180-53 Outdoor Lighting
180-54 Quarries, sand and gravel pits, topsoil removal and major excavating...	180-54 Earth Materials Excavation, Deposition (filling), and Processing Activities
180-55 Signs and Billboards	180-55 Signs
180-56 Storage of Flammable Liquids	180-56 UNCHANGED
180-57 Temporary Uses and Structures	180-57 UNCHANGED
180-58 Yard Exceptions for Private Garages on Steep Slopes	180-58 Home Occupations
180-59 Nursery Farms	180-59 Cannabis Dispensary
180-60 Accessory Apartments	180-60 Accessory Apartments
180-61 ECHO Units	180-61 UNCHANGED
180-62 Conversions	180-62 UNCHANGED
180-63 Small Wind Energy Conversion Systems	180-63 UNCHANGED
180-64 Rod and Gun Clubs	180-64 Funeral Home
180-65 Shooting Preserves	180-65 Mobile Food Vendor
180-66 Game or Wildlife Preserve	180-66 Wildlife or Nature Preserve
180-67 Roadside Farm Stand	180-67 UNCHANGED

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- 180-68 Farm Market
- 180-69 Farmers' Market
- 180-70 Com Facilities and/or Personal Wireless Service Facilities and/or Towers
- 180-71 Convenience Store
- 180-72 Storage of Manue
- 180-72.1 Solar Energy Systems
- 180-72.2 NONE
- 180-72.3 NONE
- 180-72.4 NONE
- 180-72.5 NONE
- 180-72.6 NONE
- 180-72.7 NONE
- 180-72.8 NONE
- 180-72.9 NONE

- 180-68 UNCHANGED
- 180-69 Farmers' Market
- 180-70 UNCHANGED
- 180-71 Gas Station / Gas Station with Convenience Store
- 180-72 UNCHANGED
- 180-72.1 UNCHANGED
- 180-72.2 Accessory EV Charging Stations
- 180-72.3 Multifamily Dwellings
- 180-72.4 Rental Apartments above commercial
- 180-72.5 Affordable Housing
- 180-72.6 Light Industry
- 180-72.7 Self Storage Warehousing
- 180-72.8 Commercial Storage Buildings Warehousing
- 180-72.9 Wholesale Distribution

## ARTICLE IX – NONCONFORMING USES, AREA AND BULK

- 180-73 Continuation of Existing Nonconforming Structure or Use
- 180-74 Termination of Nonconforming Use; Discontinuation
- 180-75 Change of Nonconforming Use
- 180-76 Maintenance of Nonconforming Use
- 180-77 Damage to Nonconforming Building or Structure
- 180-78 Expansion of Nonconforming Use
- 180-79 Nonconforming Uses Under Construction
- 180-80 Exemption of Substandard Lots
- 180-81 Nonconformity and Site Development

- 180-73 UNCHANGED
- 180-74 UNCHANGED
- 180-75 UNCHANGED
- 180-76 UNCHANGED
- 180-77 UNCHANGED
- 180-78 UNCHANGED
- 180-79 UNCHANGED
- 180-80 UNCHANGED
- 180-81 UNCHANGED

**PART 3 – ADMINISTRATION AND ENFORCEMENT**

**ARTICLE X – ENFORCEMENT**

180-82 Purpose and Intent	180-82 UNCHANGED
180-83 Code Enforcement Officer and Inspectors	180-83 UNCHANGED
180-84 Zoning Enforcement Officer	180-84 UNCHANGED
180-85 Building Permits	180-85 UNCHANGED
180-86 Construction Inspections	180-86 UNCHANGED
180-87 Stop-Work Orders	180-87 UNCHANGED
180-88 Certificate of Occupancy	180-88 UNCHANGED
180-89 Certificate of Use	180-89 UNCHANGED
180-90 Filing of Administration Decision at Time of Appeal	180-90 UNCHANGED
180-91 Notification Regarding Fire or Explosion	180-91 UNCHANGED
180-92 Operating Permits	180-92 UNCHANGED
180-93 Firesafety and Property Maintenance	180-93 UNCHANGED
180-94 Complaints	180-94 UNCHANGED
180-95 Recordkeeping	180-95 UNCHANGED
180-96 Program Review and Reporting	180-96 UNCHANGED
180-97 Enforcement; Penalties for Offenses	180-97 UNCHANGED
180-98 Intermunicipal Agreements	180-98 UNCHANGED

**ARTICLE XI – ZONING BOARD OF APPEALS**

180-99 Creation, Appointment and Organization	180-99 UNCHANGED
180-100 Powers and Duties	180-100 UNCHANGED
180-101 Procedures	180-101 UNCHANGED
180-102 Effect of Appeal	180-102 UNCHANGED
180-103 Relief from Decisions	180-103 UNCHANGED

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## ARTICLE XII – AMENDMENTS

180-104 Referral of Proposed Amendments to County Planning Department

180-104 UNCHANGED

## ARTICLE XIII – GREENWAY CONNECTIONS

180-105 Greenway Connections

180-105 UNCHANGED