

Highlighted Text Indicates Questions for Committee or Sections to be Completed

(Nan's Note – The following sections for each district have use tables as per the Comp Plan appendix with a few modifications I agreed with from ZIC. They need a LOT of discussion. I have NOT yet worked on the dimensions so those show no changes yet. All the density work still is yet to be done...that will be for phase 2 of our work. I would concentrate your discussions on these tables. Specifically, the use tables need discussion related to mobile homes/parks, farmworker housing, temporary use of mobile homes, travel trailers, travel trailer storage, travel trailer parks (RV Parks), and workforce housing, and probably others).

Commented [NS1]: Most of your discussion revolves around changes that I did not get to yet – all were part of Phase 2. But your comments will help me ensure that I adequately address the concerns raised.

§ 180-16. Hamlet- Residential Uses

Commented [R2]: Nan - We are going to come back to this section. We didn't have the uses tables from Part II of the comp plan with us when we started reviewing this.

A. Standard Lot Size, Density and Yard Dimensions (NS NOTE – these will need to be redone in Phase 2 to be hamlet specific – this may need to be changed so there is a new section for each hamlet or a new table that separates out requirements by hamlet, but you need to make that decision in Phase 1 so I can do that work-

Minimum Lot Size		Minimum Yard Dimensions (Feet)			
Area (Acres)	Width (Feet)	Minimum Area Per Family (Acres)	Front	Each Side	Rear
1.5 (PHASE 2 Task) with water or sewer with water and sewer	150	0.75	25	25	25

Commented [Randi Wal3]: Nan we need help on the minimum lot size. How is this determined? We would like a range of lot sizes in the hamlets.

Commented [NS4R3]: This is a phase 2 project. We do this be a) seeing what exists in the hamlet now, b) seeing what infrastructure is in place, and then adding in options based on whether water/sewer are present or not. I have added in the structure for this, but have not yet done the analysis to determine what the right lot sizes may be.

Commented [Randi Wal5]: How does this differ from minimum lot size size?

Commented [NS6R5]: This has always been bad, and unclear. I want to get rid of this. Phase 2 project.

Hamlet One - Rural Siting Guidelines and Development Standards apply to all uses including those permitted and special permit. In addition to those uses listed as non-permitted in this table, all other uses not listed shall be considered prohibited.

Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
Single-family and two-family dwelling - not to exceed 3600 ft ² of living space	Accessory apartment or ECHO ¹ dwellings located in an accessory structure	Home occupations, home businesses or commercial entities which store hazardous quantities of chemicals ² , petrochemicals or coal. Bulk storage facilities and warehouses.
Accessory uses -	Multi-unit residential dwellings - <u>These types of structures will be allowed provided they are designed to be in keeping with historic and rural character of this zone. Zoning requirements set forth in section of Town code.... permitted density of these units, maximum allowable</u>	Limited commercial facilities

Commented [Randi Wal7]: Nan we removed site plan only allowances. So it could probably go in the title as well.

Commented [NS8R7]: I don't understand why you removed this. Some uses don't need a special use permit and only might need a site plan review. I'd like to hear your reasoning behind this.

Commented [R9]: Nan - although we have this in Part II of the Comp Plan - is this acceptable or should we have something based on a formula related to the square feet of the other homes?

Commented [NS10R9]: I am not sure you want that at all. Many will see this as a big infringement on their rights. Yet, you do want to ensure structures fit in. You might want to do % lot coverage or Floor Area Ratio instead. This is a Phase 2 task.

Commented [NS11]: This is not the appropriate place for this text. The use table should be clear about what is allowed or not. This text is better suited to be moved into a section dedicated to specific standards for that district. I recommend removing it from here and moving it to text outside of the table.

¹ ECHO - small cottage-like outbuildings modeled after principal residence.

² Hazardous quantities of chemicals - a term which is intended to describe quantities which would be more than normal home consumption or a volume which if breached would impact local water resources.

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Hamlet One - Rural Siting Guidelines and Development Standards apply to all uses including those permitted and special permit. In addition to those uses listed as non-permitted in this table, all other uses not listed shall be considered prohibited.

Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
	<i>footprint, and minimum lot size total maximum lot coverage which includes the primary dwelling, driveway, sidewalks and accessory buildings, multi-unit dwellings to be constructed to resemble single family homes and include a density limitation of four units per acre coupled with a requirement for an open space set-aside of 50%. Since more than four units are considered a commercial entity, additional review and a visual impact study required.</i>	
Private swimming pools with fence, above ground and less than 300 ft ² surface area.	Private swimming pools with fence, larger 300 ft ² surface area or in-ground	
Home occupation - Minor Barn and garage for non-residential purposes and that are no more than 33% of the building footprint of the principal dwelling.	Barn & Garage for use as an accessory dwelling unit.	
Farm or residential pond	Small non-profit recreational area-site plan only	
Accessory apartments located within the principal dwelling Accessory apartments located within the owner occupied principal dwelling.	House of worship (Site Plan Only)	
Day care in a home up to serving less than five children shall be considered a minor home-based business	Small museum, library	
	Residential cluster	
	Day-care - serving more than five children shall be considered a major home-based business	
	Home Occupation, Intermediate (Site Plan Only)	
	Home Occupation, Major	

Commented [Randi Wal7]: Nan we removed site plan only allowances. So it could probably go in the title as well.

Commented [NS8R7]: I don't understand why you removed this. Some uses don't need a special use permit and only might need a site plan review. I'd like to hear your reasoning behind this.

Commented [NS12]: Why did you remove this?

Commented [Randi Wal13]: This needs to be defined. Take from plan part II Such as playground, ball field(s), soccer field(s), picnic tables, sheltered group picnic area, tennis/basketball/volleyball courts, swimming pool, community garden. The recreational areas shall be limited in size and parking with the intent to serve primarily immediate and near-by communities. Water consumption by the recreational area shall not affect surrounding well pressures. Buildings shall be no larger in size than 125% the size of the adjacent buildings' footprint and shall not exceed the size of the largest building in the hamlet. Additionally nighttime activities and lighting shall be limited, in-keeping with the residential neighborhood character.

Commented [NS14R13]: This is a combination of a need for a definition, which I will add and specific standards for this use to be added in supplemental standards.

Commented [NS15]: You are likely prevented from requiring a special use permit by federal law. That is why it was listed as needing site plan.

Commented [Randi Wal16]: Define this as this - Buildings shall be no larger in size than 125% the size of the adjacent buildings' footprint and shall not exceed the size of the largest building in the hamlet. Parking shall be no more than 10% of the lot size. Additionally, limitations on signage and lighting shall apply.

Commented [NS17R16]: Will add it to definitions, but the standards related to it need to go in supplemental standards

Commented [NS18]: I would rather see only two home occupation categories (minor and major) but since the plan outlines this, we go with it. However, I do not think the plan called for special use permit for intermediate levels – only for majors. I disagree with removing site plan.

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 § 180-17. Hamlet – Non- Residential Uses
 A. Standard Lot Size, Density and Yard Dimensions

Minimum Lot Size			Minimum Yard Dimensions (Feet)		
Area (Acres)	Width (Feet)	Minimum Area Per Family (Acres)	Front	Each Side	Rear
1.5	150	0.75	25	25	25

Commented [Randi Wal19]: Nan we need clarification on the lot sizes.

Commented [NS20R19]: Coming as noted above in Phase 2

Hamlet Two - commercial Rural Siting Guidelines and Development Standards ³ apply to all uses including those permitted and special permit. In addition to those uses listed as non-permitted in this table, all other uses not listed shall be considered prohibited.		
Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
Single-family and two-family dwelling - not to exceed 3600 ft ² of living space	Multi-unit residential dwellings -	Home occupations, home businesses or commercial entities which store hazardous quantities of chemicals ⁴ , petrochemicals or coal. Bulk storage facilities and warehouses.
Accessory uses Customary residential or commercial accessory uses	Private swimming pools with fence, larger 300 ft ² surface area or in-ground.	
Private swimming pools with fence, above ground and less than 300 ft ² surface area.	Barn & Garage for use as an accessory dwelling unit or commercial use.	
Home occupation, Minor	Home business, Intermediate (site plan only) Home Business, Major	
Farm or residential pond - with supplemental regulation	Limited Commercial Facility, no drive through – Site Plan Only	
Group home - maximum living space of 3600 ft ²	Group home - provided adequate safety considerations met and maximum living space of 3600 sq ft Small non-profit recreational area- site plan only	
Day care in a home serving up to less than five children shall be considered a minor home-based business	House of worship – Site Plan Only	
Temporary Roadside Stand Farm Stand	Public building, private school, small museum, library Essential services	

Commented [Randi Wal21]: Although in the plan II, is this acceptable? Should we have a formula related to the other buildings?

Commented [NS22R21]: See comment above.

Commented [bb23]: Removed to stay consistent.

Commented [NS24R23]: Revisit

Commented [bb25]: Comp plan requires special use permit and not exceed 3600 sq ft. Move to special permit column.

Commented [NS26R25]: OK

Commented [Randi Wal27]: This should be defined and specify what is meant by temporary.

Commented [NS28R27]: It is – see definitions...it is a farm stand, so I have changed it here

³ See reference to Rural Siting Guidelines and Development Standards in Comprehensive Plan and 180-31.

⁴ Hazardous quantities of chemicals - a term which is intended to describe quantities which would be more than normal home consumption or a volume which if breached would impact local water resources.

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	Day-care - serving more than five children shall be considered a major home-based business	
	Personal Service Shop < 3,000 sf ^{ft²}	
	Restaurant, no drive through	

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 § 180-18. RL-1 Rural Lands One.
 Lot Size, Density and Yard Dimensions

Minimum Lot Size			Minimum Yard Dimensions (Feet)		
Area (Acres)	Width (Feet)	Minimum Area Per Family (Acres)	Front	Each Side	Rear
10	300	5	50	50	50

Commented [NS29]: Phase 2 will get at new densities.

Rural Lands One (RL-1) - The intent of zoning in this district is not to allow large commercial entities or significant businesses. Rural Siting Guidelines and Development Standards (RSG) shall apply to all uses (permitted and special permit) and site plan review for major subdivisions. In addition to those uses listed as non-permitted in this table, all other uses not listed shall be considered prohibited.

Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
Single-family and two-family dwelling	Animal hospital, Kennel	Large commercial entities such as: hotel, motel, drive through restaurants, auto dealers, mini-warehouses. Additionally no golf course and driving ranges and crematoriums.
Agricultural, including nurseries and greenhouses.	Agri-tourism (Modified Site Plan Review <u>as per 180-29 (C) (2)</u>) Certain Agricultural Uses in EPO <u>as per 180-29 (C) (2)</u> (Modified Site Plan Review)	Recreational activities that produce excessive noise, pollution, heavy traffic and require large parking lots and significant ambient lighting would not be permitted. Examples include: paint ball and race tracks (for cars, go-carts, motor cross).
Farm or residential pond	Bed and Breakfasts	No storage of petrochemicals except for farms.
Temporary Roadside Stand Farm Stand	Multi-unit residential dwelling - <u>These types of structures will be allowed provided they are designed to be in keeping with historic and rural character of this zone. Zoning requirements set forth in section of Town code.... permitted density of these units, maximum allowable footprint, and minimum lot size total maximum lot coverage which includes the primary dwelling, driveway, sidewalks and accessory buildings, multi-unit dwellings to be constructed to resemble single family homes and include a density limitation of four units per acre coupled with a requirement for an open space set-aside of 50%. Since more than four units are considered a commercial entity, additional review and a visual impact study required.</u>	

Commented [R30]: we should use this term throughout the document.

Commented [bb31]: Ag law? Need clarification.

Commented [NS32R31]: A modified site plan review section was added to this law, not the State or any other. I would keep in modified site plan to alert people that is what is required.

Commented [bb33]: Need further specification for Certain Agricultural)

Commented [NS34R33]: That is outlined in the section on modified site plan. I will refer to that rather than repeat.

Commented [R35]: Does not need to be listed separately. It falls under home-based business.

Commented [NS36R35]: Yes and no. I would leave as is because Building Code specifically has rules for bed and breakfasts. It is a home based business for sure, but it has standards specifically for this use separate from other home based businesses.

Commented [bb37]: need definition

Commented [NS38R37]: Farm Stand.

Commented [NS39]: All this text needs to be moved to its own section on multi-unit dwellings, not here. Don't mix process (special use permit) with standards. Phase 2 will move this into the appropriate spot after we discuss.

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Home occupation, Minor	Small non-profit recreational area	Home occupations, home businesses or commercial entities which store hazardous quantities of chemicals ⁵ , petrochemicals or coal. Bulk storage facilities and warehouses.
Private swimming pool with fence - following state requirements.	Water storage facility or in ground reservoir - <u>allow elevated storage units only under certain circumstances (e.g., when elevated not possible) and require preparation of a visual impact study. Elevated units sited following strict RSG/DS.</u>	
Accessory buildings	Public buildings - serving the town needs.	
Non-Commercial timber cutting <u>if less than 14 acres</u>	Home Occupation Intermediate Site Plan Only Home Occupation, Major	
Recreational Court – one is permitted	Recreational Facility and Club (for-profit and not-for-profit) – <u>some of the activities under this category include but not limited to: cross-country skiing, trail riding, ball field, and public swimming. A clubhouse in connection with outdoor recreation would be permitted, no larger than 2500 ft2. Firearm ranges must have a minimum of 25 acres (restrict the use of lead bullets).</u>	
Commercial horse boarding, alpaca, llama farms and riding academies (must be sited in an ag district <u>must have 10 acres</u>)	Day Camp Campground private <u>campgrounds providing limited stay would be permitted. Year round camping would not be permitted. Landscape or some other screening would be required for the camping location. Campground must meet state requirements for waste water and well services. The total number of campers at any one time per acre would be limited. Must have a minimum of 25 acres.</u>	
Any Group homes	<u>Group homes</u> Continuing Care Retirement Communities (CCRCs) - <u>developed using conservation subdivision principles such as consideration for natural features and constraints, set-aside for open space and clustering of buildings. A buffer shall be provided between complex and road. Facilities required to follow all state guidelines and regulations and town RSG/DS. Must have a minimum of 50 acres.</u>	

Commented [bb40]: per above - define small take definition from part II

Commented [NS41R40]: added into definitions section

Commented [NS42]: This again is a mix of use table and development control. Needs to be split out.

Commented [bb43]: Repeats below

Commented [bb46]: Require permit to stay consistent.

Commented [NS47R46]: Not really – each zoning district has its own table so it needs to be repeated.

Commented [Randi Wal44]: We need more details on this to prevent segmentation and to distinguish between prepping a site for building. We're thinking that over an acre might need to follow state regulations.

Commented [NS45R44]: Need to review ZIC timber law. Phase 2 work.

Commented [Randi Wal48]: This should match partII definition.

Commented [NS49]: We will run into trouble with NYS AML 25-aa. Commercial horse boarding is a protected farm operation and you shouldn't put these acreage limits on it (if it is in the NYS Ag District). Also, same concerns for alpaca and llama farms. Why are these allowed like any other livestock farm. Riding academies can be regulated this way. Needs Work.

Commented [bb50]: Day Camp does not appear in plan. Why the break out of all the different types of camps in definitions? Definition must comport with part II of comp plan. We defined campground in comp plan. This is the only type of camp operation discussed.

Commented [NS51R50]: OK Will fix next phase

Commented [NS52]: Again, we need to do some clean up to make sure the standards for this use are in the right place.

⁵ Hazardous quantities of chemicals - a term which is intended to describe quantities which would be more than normal home consumption or a volume which if breached would impact local water resources.

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Customary Residential or Commercial Accessory Buildings or Uses	Commercial outdoor recreational business with or without clubhouse	
Accessory apartment located within principal dwelling	Museums, art galleries, performing art centers <u>10 acre minimum</u>	
<u>Accessory buildings (garages and sheds) permitted if garage size for three cars (or less) or shed, pool house, or greenhouse less than 500 ft2 is constructed.</u> (garages and sheds) permitted if garage size for three cars (or less) or shed, pool house, or greenhouse less than 500 ft2 is constructed.	House of worship Site Plan Only <u>10 acre minimum</u>	
	Cemeteries <u>10 acre minimum.</u>	
	Accessory buildings for residential dwellings including <u>ECHO</u>	
	Forestry – See Town of Chatham Timber Harvesting <u>Law commercial activity would require additional approval from state forester. Timber harvesting (i.e., trees removed from the property) will require special permit. Non-commercial such as for family-use, no permit required.</u>	
	Group Homes - provided adequate safety considerations met and maximum living space of 3600 sq ft <u>Wedding or private event facility</u>	
	<u>Small non-profit recreation area</u>	
	<u>Workforce Housing</u>	
	<u>Firing Range, indoor</u>	
	Adaptive Reuse of Farm Buildings for use of any permitted or special permitted use in this district <u>Adaptive reuse subject to the proposed rural siting and development standards, to become multi-unit dwellings, mixed-use dwelling, and potentially for commercial use. Required to be consistent with the character of existing dwellings and within the footprint of existing lot structures.</u>	
	Wind Mill for farm or personal use	

Commented [NS53]: Why removed?

Commented [Randi Wal54]: Add definition from comp plan II

Commented [Randi Wal55]: Nan we realized that definitions have to be generic but specific details have to remain in table.

Commented [NS56R55]: Either in table, or in section where these supplemental regs are talked about. Not all of this needs to be in table.

Commented [Randi Wal57]: We can't readily find in the Comp Plan about ECHO units as being temporary.

Commented [NS58R57]: The standard definition is that when the senior citizen doesn't need it anymore, the ECHO unit is removed. Thus, temporary.

Commented [Randi Wal59]: Lift details from part II

Commented [NS60R59]: To be in its own section on ECHO, not here.

Commented [Randi Wal61]: When does Non-Commercial Harvesting turn into commercial? Is there an acreage threshold? We don't see a Town Timber Harvesting Law. This is specifically commercial forestry.

Commented [NS62R61]: This needs a lot of work. No, commercial activity does NOT require a state forester to approve. This is a good Phase 2 activity to work on.

Commented [bb63]: as per above - define small

Commented [Randi Wal64]: In the Comp. Plan we have more details about limitations.

Adaptive reuse of existing structures farm structures shall be permitted, by special use permit and subject to the proposed rural siting and development standards, to become multi-unit dwellings, mixed-use dwelling, and potentially for commercial use. Adaptive reuse of farm structures shall be required to be consistent with the character of existing dwellings and within the footprint of existing lot structures.

Commented [NS65R64]: Again, not here because they don't usually go in a use table, but in a section oriented to those development standards.

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 § 180-19. RL-2 Rural Lands Two
 Lot Size, Density and Yard Dimensions

Minimum Lot Size			Minimum Yard Dimensions (Feet)		
Area (Acres)	Width (Feet)	<i>Minimum Area Per Family (Acres)</i>	Front	Each Side	Rear
5	300	<i>2-5</i>	50	50	50

Rural Lands Two (RL-2) – This district contains the majority of farm lands in Chatham. These lands require protection against incompatible uses which might destroy the agricultural environment and investments which make Chatham an agricultural community. The principal permitted uses are farming, related agricultural activities and a low density of residential use. Other types of uses are permitted only in special instances where the uses do not interfere with the agricultural activities ~~and/or~~ where they cannot be better accommodated in other areas of the town. Rural Siting Guidelines and Development Standards shall apply to all uses (permitted and special permit). In addition to those uses listed as non-permitted in this table, all other uses not listed shall be considered prohibited.

Permitted	Special Permit <i>(or Listed as Site Plan Only)</i>	Non-Permitted
Single-family and two-family dwelling	Home business Intermediate – Site Plan Review Only Home Business, Major- <u>10 acre minimum</u>	Large commercial entities such as: hotel, motel, drive through restaurants, auto dealers, mini-warehouses. Additionally, no golf course and driving ranges and crematoriums.
Agricultural, including nurseries and greenhouses.	Multi-unit residential dwelling <u>These types of structures will be allowed provided they are designed to be in keeping with historic and rural character of this zone. Zoning requirements set forth in section of Town code.... permitted density of these units, maximum allowable footprint, and minimum lot size total maximum lot coverage which includes the primary dwelling, driveway, sidewalks and accessory buildings, multi-unit dwellings to be constructed to resemble single family homes and include a density limitation of four units per acre coupled with a requirement for an open space set-aside</u>	Recreational activities that produce excessive noise, pollution, heavy traffic and require large parking lots and significant ambient lighting would not be permitted. Examples include: paint ball and race tracks (for cars, go-carts, motor cross).

Commented [NS66]: Same comments as above.

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	<u>of 50%. Since more than four units are considered a commercial entity, additional review and a visual impact study required.</u>	
Commercial horse boarding, alpaca, llama farms and riding academies <u>must have a minimum of ten acres and sited in an agricultural district.</u>	<u>Small non-profit recreational area - Such as playground, ball field(s), soccer field(s), picnic tables, sheltered group picnic area, tennis/basketball/volleyball courts, swimming pool, community garden. The recreational areas shall be limited in size and parking with the intent to serve primarily immediate and near-by communities. Water consumption by the recreational area shall not affect surrounding well pressures. Buildings shall be no larger than 2500 ft2. Additionally nighttime activities and lighting shall be limited, in-keeping with the residential neighborhood character.</u>	No storage of petrochemicals except for farms.
Farm or residential pond <u>sited following DEC regulations.</u>	<u>Water storage facility or in ground reservoir allow elevated storage units only under certain circumstances (e.g., when elevated not possible) and require preparation of a visual impact study. Elevated units sited following strict RSG/DS.</u>	Home occupations, home businesses or commercial entities which store hazardous quantities of chemicals ⁶ , petrochemicals or coal. Bulk storage facilities and warehouses.
Home occupation, Minor	Public buildings - serving the town needs.	
Private swimming pool with fence <u>following New York State Building Code-state requirements</u>	<u>Recreational Facility and Club (for-profit and not-for-profit) – some of the activities under this category include but not</u>	

Commented [NS67]: Same as comments above

⁶ Hazardous quantities of chemicals - a term which is intended to describe quantities which would be more than normal home consumption or a volume which if breached would impact local water resources.

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	<p><u>limited to: cross-country skiing, trail riding, ball field, and public swimming. A clubhouse in connection with outdoor recreation would be permitted, no larger than 2500 ft2. Firearm ranges must have a minimum of 25 acres (restrict the use of lead bullets). Outdoor recreation (for-profit and not-for-profit)</u></p>	
<p><u>Customary accessory buildings - a Accessory buildings (garages and sheds) permitted if garage size for three cars (or less) or shed, pool house, or greenhouse less than 500 ft2 is constructed.</u></p>	<p><u>Camp-grounds - private campgrounds providing limited stay would be permitted. Year round camping would not be permitted. Landscape or some other screening would be required for the camping location. Campground must meet state requirements for waste water and well services. The total number of campers at any one time per acre would be limited. Must have a minimum of 25 acres, including overnight camp, day camp, summer camp</u></p>	
<p>Recreational Court – one is permitted</p>	<p><u>Continuing Care Retirement Communities (CCRCs) - developed using conservation subdivision principles such as consideration for natural features and constraints, set-aside for open space and clustering of buildings. A buffer shall be provided between complex and road. Facilities required to follow all state guidelines and regulations and town RSG/DS. Must have a minimum of 50 acres.</u></p>	

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<u>Group homes</u>	Agritourism and certain agricultural uses in EPO – <u>Modified Site Plan Review</u>	
Temporary Roadside Stand	Museums, art galleries, performing art centers - allowed as long as limited noise, parking, traffic and ambient lighting. Must have a minimum of 10 acres.	
Non-Commercial Timber	House of worship <u>10 acre minimum. – Site Plan Review Only</u>	
Accessory apartments in principal dwelling	Cemeteries <u>10 acre minimum. –</u>	
	<u>Timber Harvesting – See Town of Chatham Timber Harvesting Law</u>	
	Bed and Breakfast	
	Firing Range, Outdoor (See Appendix B)	
	Hunting Preserve (See Appendix B)	
	<u>Group Homes - provided adequate safety considerations met and maximum living space of 3600 sq ft</u> <u>Wedding and Private Event Facility</u>	
	Kennel, Animal Hospital	
	Workforce Housing	
	<u>Cemetery</u>	
	<u>Small nonprofit recreational area</u>	
	Adaptive Reuse of Farm Buildings for use of any permitted or special permitted use in this district <u>Adaptive reuse subject to the proposed rural siting and development standards, to become multi-unit dwellings, mixed-use dwelling, and potentially for commercial use. Required to be consistent with the character of existing dwellings and</u>	

Commented [NS68]: Same as above comments

Commented [R69]: When does Non-Commercial Harvesting turn into commercial? Is there an acreage threshold? We don't see a Town Timber Harvesting Law. This is specifically commercial forestry.

Commented [NS70R69]: We have to discuss these, look at the ZIC timber law and make decisions about this.

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	<u>within the footprint of existing lot structures.</u>	
	Accessory apartment or ECHO in accessory building	
	Wind Mill for farm or personal use	

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 § 180-20. RL-3 Rural Lands **Three**
 Lot Size, Density and Yard Dimensions

Commented [NS71]: Same comments as above

Minimum Lot Size			Minimum Yard Dimensions (Feet)		
Area (Acres)	Width (Feet)	Minimum Area Per Family (Acres)	Front	Each Side	Rear
3	300	1.5	50	50	50

Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
<p>Rural Lands Three (RL-3) – These areas are to provide space for rural residences at a low density where generally soils have good surface drainage characteristics, and on-site sewer systems would properly function. Rural Siting Guidelines and Development Standards shall apply to all uses (permitted and special permit) with some exclusions for buildings that cannot be seen from the road year-round. In addition to those uses listed as non-permitted in this table, all other uses not listed shall be considered prohibited.</p>		
Single-family and two-family dwelling	Accessory buildings: accessory, ECHO ⁷ and caretaker dwellings, barn, garages, sheds, pool house, greenhouse, studio, riding ring - <u>total accessory uses shall occupy no more than 50% of the primary dwelling footprint. Homes with footprint less than 2000 ft², maximum footprint for accessory dwellings shall be no more than 1500 ft². Exceptions may be made for active farms and lands greater than 10 acres.</u>	Large commercial entities such as: hotel, motel, drive through restaurants, auto dealers, mini-warehouses. Additionally, no golf course and driving ranges and crematoriums.
Non-animal related agricultural, including nurseries and greenhouses.	Forestry – see Town of Chatham Timber Harvesting Law <u>commercial activity would require additional approval from state forester. Timber harvesting (i.e., trees removed from the property) will require special permit. Non-commercial such as for family-use, no permit required.</u>	
Commercial horse boarding, alpaca, llama farms and riding academies <u>must have a minimum of ten acres and sited in an agricultural district.</u>	Animal hospital	No storage of petrochemicals except for farms.
Farm or residential pond <u>sited following DEC regulations.</u>	Home Occupation, intermediate —Site Plan Only Home Occupation, Major -	Home occupations, home businesses or commercial entities which store hazardous quantities of chemicals ⁸ , petrochemicals or coal.

⁷ ECHO - small cottage-like outbuildings modeled after principal residence.

⁸ Hazardous quantities of chemicals - a term which is intended to describe quantities which would be more than normal home consumption or a volume which if breached would impact local water resources.

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Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
		Bulk storage facilities and warehouses.
Home occupation, Minor	Multi-unit residential dwelling <u>These types of structures will be allowed provided they are designed to be in keeping with historic and rural character of this zone. Zoning requirements set forth in section of Town code.... permitted density of these units, maximum allowable footprint, and minimum lot size total maximum lot coverage which includes the primary dwelling, driveway, sidewalks and accessory buildings, multi-unit dwellings to be constructed to resemble single family homes and include a density limitation of four units per acre coupled with a requirement for an open space set-aside of 50%. Since more than four units are considered a commercial entity, additional review and a visual impact study required.</u>	
Private swimming pool with fence - following state requirements.	Small non-profit recreational area- <u>Such as playground, ball field(s), soccer field(s), picnic tables, sheltered group picnic area, tennis/basketball/volleyball courts, swimming pool, community garden. The recreational areas shall be limited in size and parking with the intent to serve primarily immediate and near-by communities. Water consumption by the recreational area shall not affect surrounding well pressures. Buildings shall be no larger than 2500 ft2. Additionally nighttime activities and lighting shall be limited, in-keeping with the residential neighborhood character.</u>	
<u>Accessory buildings (garages and sheds) permitted if garage size for three cars (or less) or shed, pool house, or greenhouse less than 500 ft2 is constructed. Customary</u>	Water storage facility or in ground reservoir allow elevated storage units <u>only under certain circumstances (e.g., when elevated not possible) and require preparation of a visual impact study. Elevated units sited following strict RSG/DS.</u>	

Highlighted Text Indicates Questions for Committee or Sections to be Completed

Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
Residential Accessory buildings and uses		
Recreational Court – one is permitted	Public buildings - serving the town needs. <u>Siting in this district will depend on nature of public service and level of activity. Siting also will require buffer from neighboring residents.</u>	
Temporary Roadside Stand	<u>Public outdoor recreation (for-profit and not-for profit) - some of the activities under this category</u> Outdoor recreation (for profit and not for profit) — include but not limited to: <u>cross-country skiing, trail riding, ball field, and public swimming. A clubhouse in connection with outdoor recreation would be permitted, no larger than 2500 ft². Minimum of five acres for recreational activities. Firearm ranges not permitted in this district.</u>	Recreational activities that produce excessive noise, pollution, heavy traffic and require large parking lots and significant ambient lighting would not be permitted. Examples include: paint ball and race tracks (for cars, go-carts, motor cross).
Accessory Dwelling within principal dwelling	<u>Camp grounds - private campgrounds providing limited stay would be permitted. Year round camping would not be permitted. Landscape or some other screening would be required for the camping location. Campground must meet state requirements for waste water and well services. The total number of campers at any one time per acre would be limited. Must have a minimum of 25 acres.</u>	
	<u>Continuing Care Retirement Communities (CCRCs) developed using conservation subdivision principles such as consideration for natural features and constraints, set-aside for open space and clustering of buildings. A buffer shall be provided between complex and road. Facilities required to follow all state guidelines and regulations and town RSG/DS. Must have a minimum of 50 acres.</u>	
	<u>Group homes provided adequate safety considerations met and maximum living space of 3600 sq ft</u>	
	<u>Museums, art galleries, performing art centers - allowed as long as limited</u>	

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Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
	<u>noise, parking, traffic and ambient lighting 10 acre minimum.</u>	
	House of worship <u>10 acre minimum.</u> - Site Plan Only	
	Accessory Structure used for Residential uses	
	Residential Cluster	
	Bed and Breakfast	
	Adaptive Reuse of Farm Buildings for use of any permitted or special permitted use in this district <u>Adaptive reuse subject to the proposed rural siting and development standards, to become multi-unit dwellings, mixed-use dwelling, and potentially for commercial use. Required to be consistent with the character of existing dwellings and within the footprint of existing lot structures.</u>	
	Wind Mill for farm or personal use	

Commented [R72]: Not likely to be enough set-back to accommodate this in this zone.

Commented [NS73R72]: 3 acres might work, but also needs to stay in for Ag Lands since NYS considers wind mills (and solar panels) farm structures so if in an ag district you can't prevent them.

Highlighted Text Indicates Questions for Committee or Sections to be Completed
 § 180-21. B Business.
 Lot Size, Density and Yard Dimensions

Minimum Lot Size			Minimum Yard Dimensions (Feet)		
Area (Acres)	Width (Feet)	Minimum Area Per Family (Acres)	Front	Each Side	Rear
2	200	0.5	25	-	50

Business - Areas for commercial activities are provided to supplement existing business areas in the town, especially to serve those businesses that are highway oriented and those requiring large areas. Retail businesses in this district shall serve local-scale needs. All businesses will follow the Commercial Design Standards of Section 31 and must demonstrate adequate availability of water and waste water disposal. Building footprints shall include walkways and adjoining buildings and shall not exceed 20,000 ft² to ensure consistency and scale with surrounding rural character. In addition to those uses listed as non-permitted in this table, all other uses not listed shall be considered prohibited. (Nan's Note – Discuss – I suggest that all commercial uses even in the B district should undergo site plan. Not special use, but site plan. Otherwise you get no review in what they propose. So some of the items in the Permitted column should be moved into a Site Plan Only column).

Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
Accessory use - a maximum of 2000 ft ² and single-story structures	Automotive repair	Billboards
Accessory use – a maximum of 2000 ft² and single-story structures	Clubhouse	Firearm ranges
Bank	Commercial recreation -	Junkyard
Dog/Cat kennel -	Dry Cleaner -	Recreational - no amusement or game parks, and racetracks.
Farm or residential pond	Fuel storage facility	Trucking or warehouse terminals
Greenhouse - permitted if use placed in a preexisting building or newly constructed building is less than 2000 ft ² , otherwise special permit required	Greenhouse - for buildings of more than 2000 ft ²	
Healthcare and/or dental offices	House of worship – Site Plan Only	
Health club	Mini-mart - no drive-thru	
Hotel or motel	Mini-warehouse	
Office - permitted if use placed in a preexisting building or newly constructed building is less than 2000 ft ² , otherwise special permit required	Motor vehicle salesroom and garage – (Auto Repair with Sales)	
Personal service shop - permitted if use placed in a preexisting building or newly constructed building is less than	Multi-unit residential dwelling	

Commented [R74]: twice?

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2000 ft ² , otherwise special permit required		
Public facility	Office - for buildings of more than 2000 ft ²	
Retail sales or retail store or shop - permitted if use placed in a preexisting building or newly constructed building is less than 2000 ft ² , otherwise special permit required	Parking lot - small parking lots for no more than 50 cars will be permitted,	
Single-family and two-family dwelling	Personal service shop - for buildings of more than 2000 ft ²	
	Private club or school	
	Public facility	
	Research or testing laboratory -	
	Restaurant - No drive-thru facilities will be permitted. Size limit of seating for 100 persons.	
	Retail sales or retail store or shop - for buildings of more than 2000 ft ² . Sales of large objects (e.g., boats, cars) shall be screened from the road; farm equipment is exempt from screening requirement.	
	Theater	

Highlighted Text Indicates Questions for Committee or Sections to be Completed
 § 180-22. I Industrial.
 Lot Size, Density and Yard Dimensions

Minimum Lot Size			Minimum Yard Dimensions (Feet)		
Area (Acres)	Width (Feet)	Minimum Area Per Family (Acres)	Front	Each Side	Rear
2	200	--	25	50	50

<p>Industrial - This area provides locations for the establishment of small-scale manufacturing and industry to provide employment opportunities and a broadening of the tax base in Chatham. The permitting of retail businesses in this district shall serve local-scale needs. The location of these areas provide easy highway access points and does not conflict with major residential areas. All uses in this district shall meet the Commercial Design Standards of Section 180-31. Structures in this district shall be limited to 30,000 ft² with the potential for an additional 10,000 ft² for buildings that are designed to blend into the surrounding landscape or cannot be seen from the road. In addition to those uses listed as non-permitted in this table, all other uses not listed shall be considered prohibited.</p>		
Permitted	Special Permit (or Listed as Site Plan Only)	Non-Permitted
Accessory use - a maximum of 2000 ft ² and single-story structures	Automotive repair-	Billboards
Retail sales or retail store or shop - permitted if use placed in a preexisting building or newly constructed building is less than 2000 ft ² , otherwise special permit required	Clubhouse	Firearm ranges
Farm or residential pond -	Dry Cleaner -	Junkyard
Greenhouse - permitted if use placed in a preexisting building or newly constructed building is less than 2000 ft ² , otherwise special permit required	Fuel storage facility -	Recreational - no amusement or game parks, and racetracks.
Health club	Greenhouse - for buildings of more than 2000 ft ²	Trucking or warehouse terminals
Office - permitted if use placed in a preexisting building or newly constructed building is less than 2000 ft ² , otherwise special permit required	Light Industry and Light manufacturing	
Public facility - permitted by right as long as non-commercial entity	Mini-mart - no drive-thru mini-marts	
	Mini-warehouse	
	Office - for buildings of more than 2000 ft ²	
	Research or testing laboratory	

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	Restaurant - No drive-thru facilities will be permitted. Size limit of seating for 100 persons.	
	Retail sales or retail store or shop - for buildings of more than 2000 ft ² .	
	Theater	

NAN'S NOTE – CAR WASH, DRIVE THROUGH, TRAVEL TRAILER CAMP, TRAVEL TRAILER STORAGE ARE USES THAT ZIC INCLUDED BUT THAT WERE NOT IN THE COMP PLAN USE TABLES. THEY ARE DEFINED, AND HAVE STANDARDS BUT ARE NOT YET INCLUDED. DISCUSS.

ALSO – PORTABLE OUTDOOR STORAGE (PODS) WERE MENTIONED IN THE PLAN BUT NOT INCLUDED IN THE TABLES YET. DISCUSS.

AND OUTDOOR FURNACES WERE ALSO MENTIONED IN PLAN TO BE REGULATED. I DO NOT ADVISE ALLOWING FOR THESE IN HAMLETS, BUT MAYBE ALL OTHER AREAS? DISCUSS.

Commented [R75]: On a temporary basis - these should be allowed.

Commented [NS76R75]: Will be added in for phase 2 work

Commented [R77]: State regulation have a set-back of 100 ft from property lines which equates to 0.72 acre circle. Agree that they shall not be allowed in hamlet because of low lying terrain.

Commented [NS78R77]: To be added in. Do you want to just reference DEC rules for these uses or do you have something stricter you want to do?