

ZONING

200 Attachment 10

ZONING DISTRICT: GB 5000 General Business

§ 200-14. SCHEDULE OF USE REGULATIONS

[Amended 10-2-2001 by L.L. No. 2-2001]

Density	Purpose	Permitted Uses	Permitted Accessory Uses
General Business zones allow seven units per one acre***	To encourage the orderly development of Bolton Landing as the commercial, governmental and service center for the Town of Bolton	<ol style="list-style-type: none"> 1. Retail stores 2. Taverns 3. Restaurants 4. Motels, hotels, inns and rooming houses 5. Theaters 6. Offices 	<ol style="list-style-type: none"> 1. Off-street parking and loading 2. Storage sheds 3. Docks 4. Boat storage 5. Amusement device facility when associated with any of the following principal uses: campgrounds; motels; inns; rooming houses; and tourist accommodations including motels and hotels [Added 6-6-1995; amended 2-20-1997] 6. Accessory structure less than 1,500 s.f. of floor space [Added 10-3-2000]

Type I - Uses Permitted by Special Use Permit

1. Commercial uses or tourist attractions more than 10,000 s.f. of floor space

Type II - Uses Permitted by Special Use Permit

1. Tourist attractions, etc. **[Amended 6-6-1995; 2-20-1997]**
2. Marinas
3. Commercial uses involving more than 3,500 s.f.
4. Multiple-family dwellings or projects including condominiums/cooperatives
5. Detached single-family residence
6. Projects involving the clustering of buildings on a shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as described in § 200-37
7. Commercial boat storage****
8. Accessory structure containing more than 1,500 s.f. of floor space **[Added 2-20-1997; amended 10-3-2000]**
9. Columbariums when used as an accessory use within a cemetery or upon real property owned by a religious corporation upon which a house of worship or associated structures are situated or a cemetery maintained **[Added 2-23-1999]**

BOLTON CODE

§ 200-15. SCHEDULE OF AREA, BULK AND HEIGHT REGULATIONS [Amended 10-2-2001 by L.L. No. 2-2001]

MINIMUM LOT SIZE			MINIMUM SETBACKS					SHORELINE RESTRICTIONS			
Area (acre)	Width (ft)	Depth (ft)	Front	SC* Front	Rear	One Side	Total Side	Min. Lot Width	Setback (ft)	Max. % of Lot Occupied	Max. Bldg Height** (ft)
GB-5000											
5000	50	100	30	30	15	8	20	60	50	40	35

- * SC Front Yard: Front yard setbacks along scenic corridors. See § 200-19 for this designation
- ** The maximum overall length of any side of any building is 120 feet in all zones. The length is to be determined by placing a 120-foot square overlay of any building.
[Amended 2-20-1997]
- *** Residential Detached Units: 20,000 s.f. per principal building
Condominium/Cooperative: 20,000 s.f. per principal unit
Apartments: 7,500 s.f. per principal unit
Commercial Uses: 5,000 s.f. per building
- **** Setback requirements for boat storage shall be twice that required in the above regulations for other uses