

ZONING

200 Attachment 5

ZONING DISTRICT: RCL 3 Residential-Commercial Low Density

§ 200-14. SCHEDULE OF USE REGULATIONS

| Density | Purpose | Permitted Uses | Permitted Accessory Uses |
|---|--|--|--|
| Residential-Commercial Low Density zones allow one principal building for every three acres | To enhance the unique character of Bolton's lower density shoreline neighborhoods combining residential uses, commercial uses, motels, etc., with existing uses of the same type | <ol style="list-style-type: none"> 1. Detached single-family residence 2. Hunting/fishing camps under 300 s.f. for seasonal use only | <ol style="list-style-type: none"> 1. Garage for up to three vehicles 2. Storage shed 3. Boathouse 4. Swimming pools and tennis courts 5. Dock 6. Boat storage 7. Guest cottage 8. 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] 9. 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 or agricultural service uses involving more than 2,500 s.f.
2. Tourist accommodations
3. Multifamily dwellings of 35 or more units

Type II - Uses Permitted by Special Use Permit

1. Tourist accommodations including motels and cottage colonies
2. Multiple-family dwellings or projects including condominiums/cooperatives

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3. Commercial uses involving less than 5,000 s.f.
 - a. Restaurants serving customers seated at tables
 - b. Professional offices
 - c. Real Estate, beautician, barber
 - d. Mail order business, computer-related business
 - e. Commercial boat storage, not visible from public right-of-way or lake***
 - f. Indoor boat maintenance facility, not visible from the public right-of-way
4. Group camps, organized recreation camps
5. Projects involving clustering of buildings on shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as described in the Shoreline Restrictions (§ 200-37)
6. Any land use including permitted uses and permitted accessory uses proposed within 250 feet of the Lake George shoreline [**Amended 12-1-1992**]
7. Agricultural use
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**]

ZONING

§ 200-15. SCHEDULE OF AREA, BULK AND HEIGHT REGULATIONS

| 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) |
| RCL-3 | | | | | | | | | | | |
| 1 | 175 | 200 | 50 | 75 | 30 | 30 | 60 | 175 | 75 | 15**** | 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]**
- *** Setback requirements for boat storage shall be twice that required in the above regulations for other uses
- **** **[Amended 2-20-1997]**