

ZONING

200 Attachment 2

ZONING DISTRICT: LC 25/45 Land Conservation

§ 200-14. SCHEDULE OF USE REGULATIONS

Density	Purpose	Permitted Uses	Permitted Accessory Uses
Land Conservation zones are divided into two different densities; LC-45 where one principal building is allowed for every 45 acres and LC-25 where one principal building is allowed for every 25 acres	To restrict development to very low densities in areas having serious physical limitations or unique characteristics	<ol style="list-style-type: none"> 1. Hunting/fishing, camps under 500 s.f. [Amended 2-20-1997] 2. Forestry uses 3. Agricultural uses excluding any residences 	<ol style="list-style-type: none"> 1. Barns 2. Stables 3. Garage for up to three vehicles 4. Storage sheds 5. Dock 6. Boat storage 7. Swimming pools and tennis courts 8. Greenhouse up to 750 s.f. 9. 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] 10. Accessory structure less than 1,500 s.f. of floor space [Added 10-3-2000]

Type I – Uses Permitted by Special Use Permit

1. Open space recreation
2. Waste disposal areas
3. Sawmills
4. Group camps
5. Campgrounds in excess of 50 sites
6. Ski centers and lodges
7. Mineral and gravel extraction
8. Any development within 100 feet of any stream, river, lake, pond, swamp or wetland
9. Any structure over 35 feet in height
10. All land uses within ¼ mile of the Schroon River
11. All land uses within 150 feet of the Adirondack Northway
12. Timber harvesting involving the clearcutting of any area greater than 25 acres

Type II - Uses Permitted by Special Use Permit

1. Single-family dwellings
2. Stream crossings for motor vehicles
3. Game preserves
4. Hunting and fishing cabins over 500 s.f.
5. Sportsman clubs and firing ranges
6. Campgrounds involving fewer than 50 sites

BOLTON CODE

7. Timber harvesting involving the clearcutting of an area greater than one acre on one parcel
8. Commercial boat storage, not visible from the public right-of-way***
9. Boathouse
10. Forestry use structure
11. Accessory structure containing more than 1,500 s.f. of floor space [**Added 2-20-1997; amended 10-3-2000**]
12. 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)
LC-25											
5	400	500	50	100	50	50	100	400	100	N/A	35
LC-45											
5	400	500	50	100	50	50	100	400	100	N/A	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