

ZONING

200 Attachment 8

ZONING DISTRICT: RCM 1.3 Residential-Commercial Medium Density

§ 200-14. SCHEDULE OF USE REGULATIONS

| Density | Purpose | Permitted Uses | Permitted Accessory Uses |
|--|---|-------------------------------------|--|
| Residential-Commercial Medium Density zones allow one principal building for every 1.3 acres | To enhance the character of the recreation-oriented commercial area along the shoreline of Lake George and encourage the orderly development of compatible uses | 1. Detached single-family residence | <ol style="list-style-type: none"> 1. Garage for up to three vehicles 2. Storage shed 3. Boat storage 4. Boathouse 5. Swimming pools and tennis courts 6. Dock 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. Multifamily dwellings
2. Tourist accommodations of 75 or more units

Type II - Uses Permitted by Special Use Permit

1. Multiple-family dwellings
2. Tourist accommodations including motels, inns, rooming houses, and cottage colonies
3. Marinas and boat launching sites
4. Any land use including permitted uses and permitted accessory uses proposed within 250 feet of the Lake George shoreline [**Amended 12-1-1992**]
5. Restaurants serving people seated at tables
6. Limited retail uses occupying less than 1,500 s.f.

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7. Projects involving the 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 § 200-37
8. The removal of natural vegetation including grass from an area greater than 2,500 s.f. over and above that area defined in a building permit
9. Commercial boat storage, not visible from the public right-of-way***
10. Indoor boat maintenance facility, not visible from the public right-of-way and neighboring properties
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**]

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§ 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) |
| RCM-1.3 | | | | | | | | | | | |
| 1 | 125 | 150 | 50 | 75 | 20 | 15 | 30 | 150 | 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