

	Properties located in Sullivan Count Agricultural District 1 or 4 exempt from special use permit requirement for agricultural uses but remain subject to bulk area standards.
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		Minimum Requirements							Max Requirements	
Zone	Description of permitted uses	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Waterfront Setback	Accessory Structure Setback	Max Height	Lot Coverage
RC	Residential Conservation District. The Rural Conservation district is intended to protect sensitive natural areas from overdevelopment, recognizing these lands cannot be used for certain activities without directly affecting the health and safety of neighboring property owners or the community as a whole.									
Permitted Uses										
	Group Care Facility	5 acres	300	150	50	150	100	150 front road / 50 from side/rear	30	20%
	Single Family Dwellings / Two Family Dwellings	5 acres	300	150	50	150	100	150 front road / 50 from side/rear	30	20%
	Timber Harvesting *acreage must be contiguous	20 acres								
Special Uses										
	Agricultural Processing Facility	5 acres	200	75	150	150	100	75 front road / 25 from side/rear	30	20%
	Animal Husbandry. See section 180-18.									
	Campground	20 acres	300	200	200	200	100	200	30	20%
	Cemeteries	2.3 acres	300	150	50	150	100	75 front road / 25 from side/rear	30	10%
	Clubhouses for social organizations with related recreational facilities	5 acres	300	150	50	150	100	75 front road / 25 from side/rear	30	30%
	Commercial Nursery / Greenhouse	10 acres	200	75	200	200	100	75 front road / 25 from side/rear	30	30%
	Day Care Center	5 acres	200	75	200	200	100	75 front road / 25 from side/rear	30	20%
	Farm Operation	5 acres	200	75	150	150	100	75 front road / 25 from side/rear	30	30%
	Fish Hatchery	5 acres	200	75	200	200	N/A	75 front road / 25 from side/rear	30	20%
	Garage, Public	5 acres	200	100	100	100	100	100 front road / 100 from side/rear	30	20%
	Hotel / Motel	10 acres	200	75	200	200	100	75 front road / 25 from side/rear	30	30%

	Notes:
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		Minimum Requirements							Max Requirements	
Zone	Description of permitted uses	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Waterfront Setback	Accessory Structure Setback	Max Height	Lot Coverage
B1	Neighborhood Business District. The B1 district is established to provide for sufficient size and depth of property to meet business needs yet also maintain safe traffic B1 flow and compatibility with adjacent residential land uses. Design standards of this district are intended to minimize impacts on the environment and on surrounding properties while allowing for commercial development. Comprehensive Plan guidelines and recommendations will be implemented in development of this district.									
Permitted Uses										
	Group Care Facility	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
	Single Family Dwellings / Two Family Dwellings	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
Special Uses										
	Brewery / Brew Pub	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%
	Cannabis On-Site Consumption Location	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%
	Cidery	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%
	Day Care Center	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
	Gas Station / Automobile Service Station	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%
	Hotel / Motel	2.3 acres	200	75	200	200	100	75 front road / 25 from side/rear	30	40%
	Office (Business / Professional)	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	40%
	Office Park	5 acres	200	75	100	100	100	75 front road / 200 from side/rear	30	40%
	Place of Worship	5 acres	200	75	200	200	100	75 front road / 25 from side/rear	30	30%
	Recreation, Indoor Commercial	4 acres	150	25	75	75	100	50 front road / 25 from side/rear	30	40%
	Restaurant	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%
	Retail Store	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%

		Minimum Requirements							Max Requirements	
Zone	Description of permitted uses	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Waterfront Setback	Accessory Structure Setback	Max Height	Lot Coverage
B2	Gateway Business District. The B2 district is established to provide for small commercial use with the surrounding residential neighborhood. Compatibility with adjacent B2 residential properties will be facilitated through design standards and buffering. Comprehensive Plan guidelines and recommendations will be implemented in development of this district.									
Permitted Uses										
	Group Care Facility	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
	Single Family Dwellings / Two Family Dwellings	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
Special Uses										
	Automobile, Vehicle and Equipment Sales	3 acres	200	75	100	100	100	200 front road / 200 from side/rear	30	30%
	Day Care Center	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
	Formula Business	1.5 acres	150	25	25	25	100	50 front road / 25 from side/rear	30	20%
	Funeral Home	1.5 acres	150	25	25	25	100	50 front road / 25 from side/rear	30	20%
	Garage, Public	3 acres	200	200	200	200	200	200 front road / 200 from side/rear	30	20%
	Gas Station / Automobile Service Station	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%
	Hotel / Motel	2.3 acres	200	75	200	200	100	75 front road / 200 from side/rear	30	40%
	Light Impact Industrial	3 acres	200	200	200	200	200	200 front road / 200 from side/rear	30	30%
	Office (Business / Professional)	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	40%
	Office Park	5 acres	200	75	100	100	100	75 front road / 200 from side/rear	30	40%
	Place of Worship	5 acres	200	75	200	200	100	75 front road / 25 from side/rear	30	30%
	Recreation, Indoor Commercial	4 acres	150	25	75	75	100	50 front road / 25 from side/rear	30	40%

	Restaurant	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%
	Restaurant, Drive Thru	1.5 acres	150	25	25	25	100	50 front road / 25 from side/rear	30	30%
	Retail Store	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%
	Service Establishment	1.5 acres	150	25	50	50	100	50 front road / 25 from side/rear	30	30%
	Warehouse	3 acres	200	200	200	200	200	200 front road / 200 from side/rear	30	30%
Site Plan Approval										
	Bed & Breakfast	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
	Public Utilities Facility	1 acre	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
Accessory Uses										
	Garden houses, tool sheds and swimming pools									
	Home Based Occupation									
	Off-street parking for motor vehicles, snowmobiles, camping trailers, or boats belonging to resident									
	Portable Storage Unit									
	Signs									
	Notes:									
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		Minimum Requirements							Max Requirements	
Zone	Description of permitted uses	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Waterfront Setback	Accessory Structure Setback	Max Height	Lot Coverage
B3	Neighborhood Business District. The B3 district is established to promote businesses which shall serve the residential community in a central area and maintains the character of the town. Compatibility with the surrounding residential neighborhoods will be facilitated through design standards. Comprehensive Plan guidelines and recommendations will be implemented in development of this district.									
Permitted Uses										
	Group Care Facility	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
	Single Family Dwellings / Two Family Dwellings	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
Special Uses										
	Brewery / Brew Pub	1.5 acres	150	25	25	25	100	75 front road / 25 from side/rear	30	30%
	Cannabis On-Site Consumption Location	1.5 acres	150	25	50	50	100	75 front road / 25 from side/rear	30	30%
	Cidery	1.5 acres	150	25	25	25	100	75 front road / 25 from side/rear	30	30%
	Day Care Center	2.3 acres	200	75	50	100	100	75 front road / 25 from side/rear	30	20%
	Hotel / Motel	2.3 acres	200	75	200	200	100	75 front road / 200 from side/rear	30	40%
	Office (Business / Professional)	1.5 acres	150	25	25	25	100	75 front road / 25 from side/rear	30	30%
	Place of Worship	5 acres	200	75	200	200	100	75 front road / 200 from side/rear	30	30%
	Restaurant	1.5 acres	150	25	25	25	100	75 front road / 25 from side/rear	30	30%
	Retail Store	1.5 acres	150	25	25	25	100	75 front road / 25 from side/rear	30	30%
	Service Establishment	1.5 acres	150	25	25	25	100	75 front road / 25 from side/rear	30	30%
	Tavern	1.5 acres	150	25	25	25	100	75 front road / 25 from side/rear	30	30%
	Theater	1.5 acres	150	25	25	25	100	75 front road / 25 from side/rear	30	30%

