

TOWN OF ULSTER

Local Law No. _____ of 2010

A Local Law Providing for the Adoption of a New Section 190-69:
"Summary of Permitted Uses (By Zoning District)" of

Chapter 190 of the Town Code

Be it enacted by the Town Board of the Town of Ulster as follows:

Section I. Repeal of Current Section 190-68 "Summary of Permitted Uses (By Zoning District)" of Chapter 190 of the Town Code

The current provisions of **Section 190-68 "Summary of Permitted Uses (By Zoning District)"** and **"Table of Lot and Bulk Requirements"** of Chapter 190 of the Code of the Town of Ulster are hereby repealed.

Section II. A new **Section 190-69** of Chapter 190 to be entitled **"Table of Use Regulations"** and **"Table of Lot and Bulk Requirements"** is hereby enacted as appears in Schedule "A" attached hereto.

Section III. Severability

If any clause, sentence, paragraph, section, article or part of this Local Law shall be adjudicated in any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article or part thereof directly involved in the controversy in which such judgment shall have been rendered, and such invalidity shall not be deemed to affect the remaining portions thereof.

Section IV. Effective Date

This Local Law shall be effective as provided by law, upon filing and acceptance by the New York State Secretary of State.

SCHEDULE A

ZONING
Town of Ulster, New York

Table of Use Regulations

Revised 5/18/10

	R-60	R-30	R-10	LC	HC	RC	OM	I	Notes
A. Agricultural uses									
Agricultural operations	R	R	R	R	R	R	R	R	
Farming operations	R	R		R	R	R	R	R	
Forestry operations	S				S	S	S	S	See §190-25 E
Horse stables	S					S	S		
Livestock keeping (commercial)	R						R		
Riding academies	S					S	S		
Vineyard	S					S	S	S	
B. Residential uses									
Assisted living facility	S			S	S	S	S		
Bed & breakfast establishment	S	S	S	S	S				See §190-25 J
Dwelling, 1-family (detached)	R(E)	R(E)	R(E)	R(E)	R(E)	R(E)	R(E)	R(E)	
Dwelling, 2-family (duplex)	R(E)	R(E)	R(E)	S	S	S	S		
Dwelling, 3 family (triplex)	R	R	R						
Dwelling, multi-family (4 or more units)	S					S	S		See §190-25 F
Dwelling, residence above the store				S	S	S	S		
Dwelling, townhouse (1-family attached)	S	S	S						
Group Home	S	S	S						
Manufactured homes (single-family)	S						S		See §190-25 A
Manufactured home parks	S	S	S				S		See §190-25 H
Nursing homes				S	S	S	S		
Senior citizen housing	S	S	S						See §190-25 I
C. General Community Facilities									
Cemeteries	S	S	S				S	S	
College or university	S	S	S	S	S	S	S		
Conservation preserves	R	R	R	R	R	R	R		
Country clubs	R	R	R	R	R	R	R		
Eleemosynary	R	R	R	R	R	R	R		
Golf course and clubs	R	R	R	R	R	R	R		
Government buildings	S	S	S	S	R	R	R		
Home occupation	R(E)	R(E)	R(E)						See §190-25.1
Hospitals				R	R	R	R		
House of worship	S	S	S	R	R	R	R		
Library	S	S	R	R	R	R	R		
Museums and galleries					R	R	R		
Places of assembly				S	S	S	S		
Recreation facility	S	S	S		S	S	S		
School of learning	S	S	S	S	S	S	S		
D. Business Uses									
Adult Business							S		See §190-16.1
Automotive garage and service center				S	R	R	R	R	
Automotive gasoline sales/convenience store				S	R	R	R		
Automotive sales and service				S	R	R	S		
Banks and lending institutions				R	R	R	R		
Bowling alleys					R	R	R		
Cafeterias & catering facilities				R	R	R	R		
Campground	S				S	S	S		
Carwash					R	R	R		
Convenience store				R	R	R			
Day care, adult					R	R	R		
Day care, center for children	R	R	R	R	R	R	R		
Farmers market				R	R	R			
Funeral homes	S			S	R	R	R		

R - Use permitted by right (site plan approval required) R (E) - Use permitted by right (exempt from site plan approval) S - Use requiring a special use permit and site plan approval

**ZONING
Town of Ulster, New York**

TABLE OF USE REGULATIONS

	R-60	R-30	R-10	LC	HC	RC	OM	I	Notes
Health club				R	R	R	R		
Hotels & motels					S	S	S		See §190-25 C
Kennel	S			S	S	R	R		
Laboratories				R	R	R	R	R	
Nursery, retail				R	R	R	R	R	
Nursery schools	S	S	S	S	S	S	S		
Nursery, wholesale	R			R	R	R	R	R	
Office complex				S	R	R	R		
Office, medical or dentist				R	R	R	R		
Office, professional				R	R	R	R		
Pet boarding facilities				R	R	R	R		
Pet grooming facilities				R	R	R	R		
Restaurant and eating & drinking establishments				R	R	R	R		
Restaurant within office complex						R	R		
Retail business				R	R	R	R		
Service business				R	R	R	R		
Shopping centers					R	R	R		
Sound Stage					R	R	S		
Theaters (indoor)				S	R	R			
Theaters (indoor with complex)						R	R		
Veterinarian clinics	S			R	R	R	R	R	
E. Industrial Uses									
Airports and air facilities							S		
Contractors storage yard					S	S	S	R	
Excavation and processing, commercial							S	S	See §190-25 D
Industry, light				S	S	R	R	R	
Industry, heavy								R	
Industrial park							R	R	
Junkyards							S	S	See §190-25 G
Manufacture, small (1-9 employees)				S	S	R	R	R	
Manufacture, medium (10-40 employees)					S	S	R	R	
Manufacture, large (41 employees and up)						S	R	R	
Marinas and boat repair	S	S	S	R			R		
Mining					S	S	S	S	
Recycling yards							S	S	
Research office complex (w/limited manufacturing)					R	R	R	R	
Self-storage facility					R	R	R	R	
Trucking companies					S	S	S	S	
Utility company structure	S	S	S	S	R	R	R	R	
Warehouses					R	R	R	R	
Wholesale business				R	R	R	R	R	
F. Cutomary Accessory Uses									
In residential zoning districts									See §190-14 A
In non-residential zoning districts									See §190-14 B
Swimming pools									See §190-25 B & Chapter 165

R - Use permitted by right (site plan approval required)
 R (E) - Use permitted by right (exempt from site plan approval)
 S - Use requiring a special use permit and site plan approval

ZONING Town of Ulster, New York

Table of Lot and Bulk Requirements

Revised 5/17/10

Zoning District	Minimum Lot Requirements			Minimum Setback Requirements			Max. Bldg. Height (feet)	Max. Bldg. Lot Coverage (percent)	Minimum Green Space (percent)
	Minimum Area (square feet)	Minimum Width (feet)	Lot Area Per Dwelling (square feet)	Front (feet)	Side (feet)	Rear (feet)			
<i>R-60 Residential</i>									
	60,000	120	60,000	40	30	30	35	N.A.	40
<i>R-30 Residential</i>									
(1) Central water or sewer	30,000	100	30,000	30	20	25	35	N.A.	25
(2) No central water or sewer	40,000	100	40,000	30	20	25	35	N.A.	25
<i>R-10 Residential</i>									
(1) Municipal water & sewer	10,000	75	10,000	30	10	15	35	N.A.	15
(2) Central water & sewer	15,000	90	15,000	30	15	15	35	N.A.	15
(3) Central water or sewer	20,000	100	20,000	30	15	15	35	N.A.	15
(4) No central water or sewer	40,000	100	40,000	30	20	25	35	N.A.	25
<i>Local Commercial</i>									
	N.A.	N.A.	Same as R-10	30	10	10	35	50	5
<i>Highway Commercial</i>									
	N.A.	N.A.	Same as R-10	30	10	10	60	50	5
<i>Regional Commercial</i>									
	N.A.	N.A.	Same as R-10	50	10	10	60	50	5
<i>Office & Manufacturing</i>									
	N.A.	N.A.	Same as R-10	40	10	10	75	50	10
<i>Industrial</i>									
	N.A.	N.A.	N.A.	75	50	50	60	50	10

Notes: N.A. = not applicable