

## **TABLE OF CONTENTS**

<b>ARTICLE 1 - GENERAL PROVISIONS.....</b>	<b>Page CZA 1- 1</b>
Section 1.1 Short Title	
Section 1.2 Statement of Purpose	
Section 1.3 Relationship to Other Laws	
Section 1.4 Severability	
Section 1.5 Creation of Zoning Districts and Zoning Map	
Section 1.6 Interpretation of Zoning District Boundaries	
Section 1.7 Lots Located in More Than One Zoning District	
Section 1.8 More than one Principal Use per Lot	
Section 1.9 State Environmental Quality Review	
Section 1.10 County Referral	
Section 1.11 Fees	
Section I. 12 Court Review	
<b>ARTICLE 2 – DEFINITIONS.....</b>	<b>Page CZA 2- 1</b>
Section 2.1 Rules	
Section 2.2 Definitions	
<b>ARTICLE 3 – ZONING DISTRICTS AND REGULATIONS.....</b>	<b>Page CZA 3- 1</b>
Section 3.1 Single-Family-Residential District (R-1)	
Section 3.2 Rural Residential District (R-2)	
Section 3.3 Commercial and Residential District (CR)	
Section 3.4 Agricultural and Residential District (AR)	
Section 3.5 Land Conservation District (LC)	
Section 3.6 Overlay Districts	
Section 3.7 Properties Which Lie in Multiple Districts	
Section 3.8 Land Use Table	
Section 3.9 Dimensional Regulations	
Appendix to Article 3: Dimensional Chart and Land Use Table	
<b>ARTICLE 4 - PRIVATE ROADS AND OFF-STREET PARKING.....</b>	<b>Page CZA 4- 1</b>
Section 4.1 Applicability	
Section 4.2 Private Roads	
Section 4.3 Parking Lot Standards	
Section 4.4 Tandem Parking	
Section 4.5 Off-Street Parking Requirements	
Section 4.6 Off-Street Loading Spaces	
<b>ARTICLE 5 - SPECIAL USE PERMITS.....</b>	<b>Page CZA 5- 1</b>

Section 5.1 Purpose  
Section 5.2 Authorization to Grant Special Use Permits  
Section 5.3 Procedures for Special Use Permit Application  
Section 5.4 Standards for Review  
Section 5.5 Planning Board Findings

**ARTICLE 6 - SITE PLAN REVIEW..... Page CZA 6- 1**

Section 6.1 Definition and Purpose  
Section 6.2 Authorization to Review Site Plans  
Section 6.3 Applicability and Exceptions  
Section 6.4 Procedures for Site Plan Review  
Section 6.5 Standards for Review  
Section 6.6 Planning Board Findings

**ARTICLE 7 - ADMINISTRATION AND ENFORCEMENT..... Page CZA 7- 1**

Section 7.1 General Procedure  
Section 7.2 Zoning Permits  
Section 7.3 Certificate of Zoning Compliance  
Section 7.4 Violations and Penalties

**ARTICLE 8 - ZONING BOARD OF APPEALS..... Page CZA 8- 1**

Section 8.1 Establishment of Zoning Board of Appeals  
Section 8.2 Powers and Duties  
Section 8.3 Procedure  
Section 8.4 Variances

**ARTICLE 9 - NON-CONFORMING BUILDINGS, STRUCTURES,  
LOTS & USES..... Page CZA 9- 1**

Section 9.1 Purpose  
Section 9.2 Continuation of Use  
Section 9.3 Change of Use/Abandonment  
Section 9.4 Repairs  
Section 9.5 Restoration  
Section 9.6 Extension  
Section 9.7 Lots of Record

**ARTICLE 10 – AMENDMENTS..... Page CZA 10- 1**

Section 10 Town Board May Amend

**ARTICLE 11 - ADDITIONAL REQUIREMENTS..... Page CZA 11- 1**

Section 11.1 Signs	
Section 11.2 Outdoor Lighting Standards	
Section 11.3 Fencing	
Section 11.4 Sanitation and Scrap Yards	
Section 11.5 Storage Buildings	
Section 11.6 Accessory Apartments	
Section 11.7 Manufactured and Mobile Homes, Recreation Vehicles and Campers	
Section 11.8 Landscaping Regulations for Commercial, Industrial, Institutional, Recreational and other Projects	
Section 11.9 Hillside and Hilltop Development	
Section 11.10 Property in Excess of 25 % in Slope	
Section 11.11 Home Occupation	
Section 11.12 Campgrounds	
Section 11.13 Adult Uses	
Section 11.14 Private Viewing Booths	

**ARTICLE 12 - DESIGN STANDARDS..... Page CZA 12- 1**

Section 12.1 Purpose	
Section 12.2 Applicability	
Section 12.3 General Design Standards	
Section 12.4 Design Standards Specific to Commercial Development	

**ARTICLE 13- EXCAVATING..... Page CZA 13- 1**

Section 13 Control of Excavating	
----------------------------------	--

**ARTICLE 14 – TELECOMMUNICATION TOWERS, RADIO TOWERS AND SIMILAR STRUCTURES..... Page CZA 14- 1**

Section 14.1 Intent and Purpose	
Section 14.2 Review Authority	
Section 14.3 Findings	
Section 14.4 Co-location	
Section 14.5 Visibility and Aesthetics	
Section 14.6 Lighting	
Section 14.7 Fall Zones	
Section 14.8 Setbacks	
Section 14.9 Vegetation and Screening	
Section 14.10 Access and Parking	
Section 14.11 Signage	
Section 14.12 Fencing and Security	
Section 14.13 Engineering Standards	
Section 14.14 Abandonment and Removal	

Section 14.15 Revocation of Special Use Permit  
Section 14.16 Expiration of Special Use Permit  
Section 14.17 Application Requirements

**ARTICLE 15 – SOLAR ENERGY..... Page CZA 15- 1**

Section 15.1 Authority  
Section 15.2 Statement of Purpose  
Section 15.3 Applicability  
Section 15.4 Low Impact Renewable Energy Generating Facilities  
Section 15.5 Approval Standards for Large Scale Solar Systems as a Special Use  
Section 15.6 Abandonment and Decommissioning

**ARTICLE 16 – WIND ENERGY..... Page CZA 16- 1**

Section 16.1 Statement of Purpose  
Section 16.2 Applicability  
Section 16.3 Permits Required  
Section 16.4 Applications for Small and Large Wind Energy Facilities  
Section 16.5 Application Review Process  
Section 16.6 Environmental Review  
Section 16.7 Criteria for Approval of WECS  
Section 16.8 Abatement and Decommissioning, Site Restoration Plan and Bond  
Section 16.9 Liability Insurance  
Section 16.10 Transfer and Replacement  
Section 16.11 Requirements for Wind Measurement Towers  
Section 16.12 Enforcement and Violations  
Section 16.13 Host Community Agreements  
Section 16.14 New York State Real Property Tax Law Exemption

**ARTICLE 17 – EFFECTIVE DATE AND ADOPTION OF 2016 ZONING**

**LAW..... Page CZA 17- 1**

Section 17.1 Existing Zoning Ordinance Amended, Readopted and Reenacted  
Section 17.2 Effective Date  
Section 17.3 Transition Provisions

**LAND USE TABLE..... Page 1**

**ZONING MAP**

**LIST OF FIGURES**

Figure 1 Building Height Governed by Natural Grade  
Figure 2 Gable Roof  
Figure 3 Flat Roof

Figure 4 Gambrel Roof

Figure 5 Mansard Roof

Figure 6 Setbacks for Panhandle Lots