

ZONING

112 Attachment 1
Town of Wawarsing

Schedule of District Regulations

[Amended 6-14-2010 by L.L. No. 1-2010; 2-5-2015 by L.L. No. 1-2015; 6-6-2016 by L.L. No. 1-2016; 7-7-2016 by L.L. No. 4-2016]

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards**				
				A	B	C	D	
RU Rural District: This district is intended to conserve large areas of open space while allowing for very-low-density development and accommodation of larger land uses of an agricultural, rural or recreational nature	Agriculture	Adult uses	Accessory dwellings	Minimum Lot area (square feet) 120,000 Lot width (feet) 200 Lot depth (feet) 250 Front yard (feet) 50 Side yard (feet) 50 Rear yard (feet) 50	120,000	120,000	120,000	120,000
	Bed-and-breakfasts*	Campgrounds and recreational vehicle parks	Ground-mounted accessory solar energy systems					
	Conservation subdivisions	Charitable or retreat institutions	Home occupations					
	Farm produce stands*	Commercial recreation	Off-street parking areas					
	Greenhouses*	Hotels and motels	Parish/parsonage houses					
	Mining and extractive uses*	Kennels	Private garages					
	Nurseries*	Minor-impact light industrial uses	Private greenhouse, boathouse, etc.					
	Places of worship*	Private nonprofit clubs	Private swimming pool					
	Public and private parks	PUDs	Roof-mounted accessory solar energy systems					
	Public utility facilities*	Retail antique shops	Signs					
	Public and semipublic uses	Sawmills	Other customary residential accessory uses					
	Single-family dwellings	Schools, colleges and education facilities						
	Timber harvesting*	Telecommunications facilities per § 112-28						
	Two-family dwellings	Ground-mounted export solar energy systems						
				Maximum Lot coverage 25% Building stories 2.5 Building height (feet) 35				

NOTES:

* Site plan review by Planning Board required.

** Development standards:

- A = On-site sewage and water
- B = Central water only
- C = Central sewage only
- D = Central sewage and water