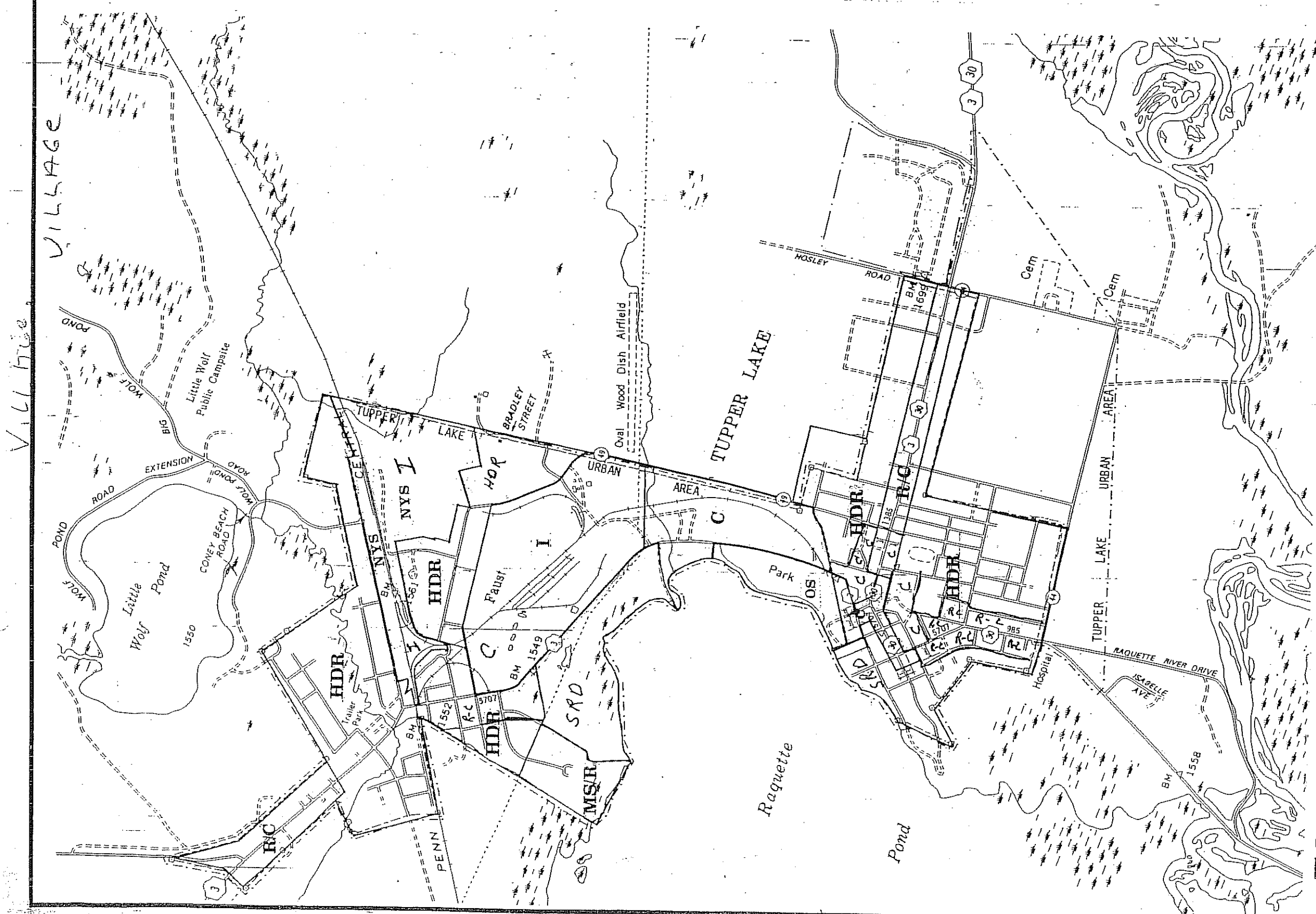


ALTAMONT / TUPPER LAKE



ZONING MAP

- HDR - High Density Residential
- R/C - Residential / Commercial
- C - Commercial
- I - Industrial

- MS/R - Municipal Services/Recreation
- OS - Open Space/Recreation

SRD - SHOREFRONT RESORT DEVELOPMENT

THE PREPARATION OF THIS MAP WAS FINANCED AND THROUGH A GRANT FROM THE STATE OF NEW YORK, PURSUANT TO CHAPTER 88, SECTION 1 OF THE LAWS OF NEW YORK 1980.

SCHEDULE OF USES AND REQUIREMENTS

STANDARDS	MINIMUM LOT SIZE		MINIMUM SETBACK			MINIMUM SETBACK REQUIREMENTS				GROSS LOT COVERAGE %	MAXIMUM BUILDING HEIGHT (feet)	PERMITTED USE	SPECIAL REVIEW USE
	AREA (acres)	WIDTH (feet)	FRONT	SIDE	REAR	FRONT	SIDE	REAR	REAR				
DISTRICTS													
High Density Residential (EDR) (Town/Village)	7,500 sq. ft.	60	25*	10	10	1 1/2	50	50	100	25	25		
High Density Residential Special (HDRS)	20,000 sq. ft.	100	25	10	10	1	100	50	100	10	25		
Medium Density Residential (R1)	1	75	25	15	10	3	125	75	100	10	30	Single family dwelling; Home occupations except as noted below ****	Multi-family dwelling; grocery stores; gas station (not including pet shops); service stations; individual mobile homes; mobile home parks; care or keeping of animals; agricultural uses for commercial purposes; public service facilities; sawmill
Low Density Residential (R2)	3	100	50	20	10	3	125	75	100	10	25	Forestry uses	
Medium Density Semi-detached Residential (SR2)	3	100	75	30	20	3	125	75	100	10	25		
High Density Shorefront Residential (SR 1 1/2)	1 1/2	100	50	20	10	1 1/2	100	50	100	10	25		
Inland Residential (R3)	2	100	50	20	10	3	150	75	100	10	30		
Low Density Shorefront Residential (SR 2 1/2)	2 1/2	150	100	30	20	2 1/2	150	100	100	10	25	Single family dwellings; home occupations except as noted below **** Forestry uses	Multi-family dwelling; public service facilities
Shorefront Preservation Residential (SPR)	2 1/2	300	100	30	20	2 1/2	300	100	100	10	25	Single family dwellings; home occupations except as noted below **** Forestry uses	Multi-family dwelling; public service facilities; professional offices; commercial uses; mobile homes; mobile home parks
Residential/Commercial (R/C) (Village)	7,500 sq. ft.	60	15*	10	10	1 1/2	150	75	100	25	35	Single family dwelling; home occupations except as noted below **** Forestry uses	Multi-family dwelling; tourist accommodations; recreational business/facilities; restaurants; care/keeping animal; agricultural uses for commercial purposes; grocery stores; gas station; individual mobile homes; sawmill; public service facilities
Highway Residential/Commercial (HR/C)	2	100	75	25	25	1	100	75	100	25	25	Forestry uses	Restaurants; theaters; tourist accommodations; gas stations; auto repair stations; gas station service stations; retail businesses; professional offices; Forestry Uses
Commercial (C) (Village)	1.2	50	15	10	10	1 1/2	50	50	100	25	35		
Shorefront Resort Development (SRD) (Village)	1	150	50	25	25	2	150	50	100	25	35 (15 accessory)	Single family dwellings	Restaurants; Theaters; Tourist Accommodations & Related Recreational Facilities; Boatyards; Marinas; Water-Oriented Businesses; Retail Businesses; Professional Office Space; Condominiums; Town Homes; Forestry Uses; Home Occupations except as noted below ****
Industrial (I) (Town/Village)	5	150	75	50	50	3 1/2	100	100	100	50	35	See Section 4.32(a)	Recreational cabins of 500 to 1,249 square feet
Conservation Zone (CZ)	(see permitted uses)						200	100	100			Open space recreation; game preserve; private park; recreational cabins of less than 500 square feet; Forestry Uses; Waste treatment plants and associated structures; public service facilities; Forestry Uses	Recreational facilities
Municipal Service/Recreation (MSR/R) (Village)	3	100	25	10	10	3	100	50	100	5	25	Foot trails (e.g. hiking, skiing, and recreational facilities which will not have structures; Forestry Uses	Single family dwellings; individual mobile homes; recreational facilities which will have structures; recreational trails
Open Space/Recreation (OS) (Town/Village)	2	150	50	20	20	3	150	75	100	5	25	Forestry uses; recreational cabins of less than 500 sq. ft.; agricultural uses. Non-motorized recreational trails.	Single family dwellings; mobile homes; recreational cabins of 500 sq. ft. or more. Motorized recreational trails for public use. Recreational facilities which will have structures
Recreation/Timber Harvesting (R/TH)	40	200	50	25	25	40	200	100	100	5	25		



* Front setback shall be the number of feet specified OR the average setback for all principal buildings with 100 feet on either side of the proposed structure, whichever is greater.
 ** The setback of the septic system from the shoreline shall be a distance of 100 feet from the closest part of the system to the mean high water mark.
 *** Lot size indicated is for lots without public water and sewer service.
 If public water and sewer service is available and the lot is situated within an APA hamlet land use area:
 > single family lots may be 12,000 square feet, and lot widths may be 80 feet.
 > land area required for multi-family units is 15,000 square feet for three units, plus 2,000 square feet for each additional unit.
 If public water is available, and public sewer service is not available and the lot is situated within an APA hamlet land use area:
 > land area required for multi-family units is 22,500 square feet for three units, plus 5,000 square feet for each individual unit.
 **** Permitted home occupations do not include those which involve the care and keeping of animals, auto or heavy equipment parking, storage (unless indoors), or repair.