

ZONING

210 Attachment 1

Town of Stillwater

Appendix A Schedule of Regulations

[Amended 11-17-2011 by L.L. No. 5-2011; 1-19-2012 by L.L. No. 2-2012; 5-17-2012 by L.L. No. 4-2012]

Summary of Dimensional Area Requirements [Last revised 10-18-2011]

District	Symbol	Minimum		Minimum Setbacks (feet)			Maximum	
		Lot Size	Lot Width (feet)	Front	Side	Rear	Building Height (feet)	Lot Coverage
Rural Residential	R-R	2 acres/d.u. (1)	300 (1)	50 (1)	25 (1)	25 (1)	35	40%
Low-Density Residential	LDR	2 acres/d.u. without public water and sewer; 1.5 acres/d.u. with either public water or sewer; 1 acre/d.u. with both public water and sewer (1)	300 feet without public water and sewer; 250 feet with either public water or sewer; 200 feet with both public water and sewer (1)	40 (1)	20 (1)	30 (1)	35	40%
Moderate-Density Residential	RM	1 acre/d.u. without public water and sewer; 20,000 square feet/d.u. with either public water or sewer; 10,000 square feet/d.u. with both public water and sewer	150 feet without public water and sewer; 125 feet with either public water or sewer; 100 feet with both public water and sewer	35	15 feet for 1- and 2-family dwellings; 25 feet for 3- and 4-family dwellings	30	60	40%
Residential Resort	RRD	21,750 square feet/d.u.	75	10 feet from the mean high-water mark of Saratoga Lake and 20	10	20	30	40%

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District	Symbol	Minimum		Minimum Setbacks (feet)			Maximum	
		Lot Size	Lot Width (feet)	Front	Side	Rear	Building Height (feet)	Lot Coverage
				feet from the road on which the property abuts				
Neighborhood Business	B-1	10,000 square feet	60	30	10	10 (2)	35	60%
General Business	B-2	6,000 square feet (3)	50 feet or the average of the front yard setbacks for 250 feet on both sides of the proposed use along the continuous street line	50	10	10 (2)	35	60%
Business Park	BP	3 acres	200	50	35	35	50	60%
Route 67 Overlay	R67	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Route 67 West	R67 West	3 acres without public water and sewer; 2 acres with either public water or sewer; 1 acre with both public water and sewer	200	50	35	35	50	40%
Industrial	ID	1 acre	200	50	30	30	60	60%

NOTES:

- (1) Setback and width requirements do not apply to agricultural uses and roadside stands.
- (2) The rear yard setback shall be 30 feet when abutting a residential district or use.
- (3) A floor area ratio of 0.30 shall apply in this district.
- (4) The bulk/area requirements for the Route 67 Overlay shall be those of the underlying district.

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Summary of Allowed Uses

KEY:

PPU = Principal permitted use
 SPR = Site plan review
 SUP = Special use permit
 PAU = Permitted accessory use

District	Rural Residential R-R	Low-Density Residential LDR	Moderate-Density Residential RM	Residential Resort RRD	Neighborhood Business B-1	General Business B-2	Business Park BP	Industrial ID	Route 67	Route 67 West
<i>Residential uses</i>										
Single-family dwelling	PPU	PPU	PPU	PPU						
2-family dwelling	PPU	PPU	PPU							
3- and 4-family dwellings			SPR							
Residential apartment					PAU (1)					
Farm worker housing	SPR	SPR	SPR							
Mobile homes	SPR (2)									
Uses customarily accessory to a principal use	PAU	PAU	PAU	PAU						
<i>Commercial uses</i>										
Amusement use						SPR			SUP	SUP
Auto body shop						SPR		SPR		
Auto sales and service						SPR			SUP	SUP
Bank					SPR	SPR			SUP	SUP
Bed-and-breakfast	SPR	SPR	SPR	SPR		SPR			SUP	SUP

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District	Rural Residential R-R	Low-Density Residential LDR	Moderate-Density Residential RM	Residential Resort RRD	Neighborhood Business B-1	General Business B-2	Business Park BP	Industrial ID	Route 67	Route 67 West
Boat storage, sales and repair						SPR				
Car wash						SPR				
Commercial greenhouse or nursery	PPU	SPR				PPU			SUP	SUP
Commercial riding stable	SUP	SUP				SPR				
Convenience store					SPR	SPR			SUP	SUP
Day-care center						SPR			SUP	SUP
Farm and construction equipment sales and service						SPR				
Fast-food restaurant						SPR				
Funeral home						SPR			SUP	SUP
Gallery						SPR			SUP	SUP
Gasoline station					SPR	SPR			SUP	SUP
Kennel	SUP	SUP				SPR				
Motel, hotel, inn or lodge						SPR			SUP	SUP
Motor vehicle repair shop						SPR				
Movie theater						SPR			SUP	SUP
Office						SPR	SPR	SPR	SUP	SUP
Personal-service establishment					SPR	SPR			SUP	SUP
Professional office	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SUP	SUP
Recreation use						SPR			SUP	SUP

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District	Rural Residential R-R	Low-Density Residential LDR	Moderate-Density Residential RM	Residential Resort RRD	Neighborhood Business B-1	General Business B-2	Business Park BP	Industrial ID	Route 67	Route 67 West
Restaurant				SPR	SPR	SPR			SUP	SUP
Retail store					SPR (3)	SPR			SUP	SUP
Sawmill, chipping or pallet mill	SUP					SUP		SUP	SUP	SUP
Self-storage facility						SPR			SUP	SUP
Shopping plaza					SPR (4)	SPR			SUP	SUP
Social club or fraternal organization						SPR				
Tavern				SPR	SPR	SPR				
Veterinary clinic	SPR	SPR				SPR				
Uses customarily accessory to a principal use	PAU	PAU		PAU	PAU	PAU	PAU	PAU	PAU	PAU
<i>Industrial uses</i>										
Asphalt plant								SUP		
Business incubation							SPR		SUP	SUP
Freight or trucking terminals								SPR	SUP	SUP
Heavy-industrial manufacturing or processing								SPR		
Light-industrial manufacturing or processing							SPR	SPR	SUP	SUP
Research and development							SPR	SPR	SUP	SUP

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District	Rural Residential R-R	Low-Density Residential LDR	Moderate-Density Residential RM	Residential Resort RRD	Neighborhood Business B-1	General Business B-2	Business Park BP	Industrial ID	Route 67	Route 67 West
Sand, gravel and topsoil removal	SUP	SUP						SPR	SUP	SUP
Sand, gravel and topsoil processing	SUP	SUP						SPR	SUP	SUP
Warehousing							SPR	SPR	SUP	SUP
Bulk fuel storage								SUP		
Uses customarily accessory to a principal use	PAU						PAU	PAU	SUP	SUP
<i>Other uses</i>										
Adult-use establishment								SUP		
Agricultural processing	SUP	SUP								
Agricultural uses	PPU	PPU						PPU		
Campground	SUP									
Cemetery	SUP	SUP								
Contractor's yard								SPR		
Golf course	SUP									
Group camp	SUP									
Health-related facility						SPR			SUP	SUP
Hospital						SPR			SUP	SUP
Junkyard								SPR		
Mixed-use development									SUP	SUP
Place of worship	SPR	SPR	SPR	SPR	SPR	SPR			SUP	SUP
Produce stand less than 200 feet in area	PPU	PPU		SPR	SPR	PPU				

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District	Rural Residential R-R	Low-Density Residential LDR	Moderate-Density Residential RM	Residential Resort RRD	Neighborhood Business B-1	General Business B-2	Business Park BP	Industrial ID	Route 67	Route 67 West
Produce stand greater than 200 feet in area	SPR	SPR				SPR				
Produce stand for on-farm products	PPU	PPU				PPU				
Public and semipublic uses	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SUP	SUP
Telecommunications tower								SUP		
Timber harvesting	PPU	PPU	PPU	PPU	SPR	SPR	PPU	PPU		
Home occupation	SPR	SPR	SPR	SPR						
Uses customarily accessory to a principal use	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU		

NOTES:

- (1) One allowed per principal use.
- (2) Allowed only in approved subdivisions.
- (3) Less than 5,000 gsf.
- (4) Less than 10,000 gsf.