

APPENDIX D

**SUMMARY OF
 ZONING LAW SCHEDULE OF DISTRICT REGULATIONS**

DELAWARE RIVER DISTRICT - DR

INTENT: The DR-Delaware River District is intended to provide land uses substantially in accord with the provisions and purposes of the Upper Delaware Scenic and Recreational River (UDSRR) corridor as defined and designated as a "Scenic Segment" or "Recreational Segment" in the November 1986, Upper Delaware Final River Management Plan (RMP) prepared by the Conference of Upper Delaware Townships in cooperation with the National Park Service. This District is further intended to preserve the scenic integrity of that portion of the Upper Delaware River Corridor within the Town of Delaware, while allowing recreational use and development of the area, to the extent which would remain compatible with the aforementioned RMP.

PRINCIPAL PERMITTED USES	ACCESSORY USES	SPECIAL USES	DEVELOPMENT STANDARDS
<ul style="list-style-type: none"> -Agriculture excluding intensive livestock operations and cage-type poultry houses -Fish hatcheries -Forestry enterprises -Greenhouses/nurseries, commercial -Group homes -Single-family detached dwellings -Temporary offices -Two-family dwellings 	<ul style="list-style-type: none"> -Carports -Customary accessory uses and structures -Essential services -Farm stands in association with an agricultural use -Home gardening, home nurseries and home greenhouses -Home occupations (3) -Keeping of not more than 3 dogs over 6 months of age -Off street parking and loading facilities -Private parking areas and garages -Private stables -Private swimming pools -Signs in association with an approved use -Satellite dish antennae accessory to a residential structure -Sheds 	<ul style="list-style-type: none"> -Bed & breakfast establishments -Boarding or lodging houses -Cemeteries -Clubs/lodges, private (2) -Golf courses (excluding miniature golf driving ranges) (1) -Public uses -Sawmills -Recreation facilities, tourist (1,2) -Residential cluster development 	<p>The following standards shall be applicable to all uses unless otherwise regulated by this Zoning Law.</p> <p>Lot area - 2 acres Lot width - 200 ft. Lot depth - 200 ft. Front Yard - 50 ft. One side Yard - 50 ft. Both side yards - 100 ft. Rear yard - 50 ft. Maximum permitted building height - 35 ft. Lot coverage - 10,000 sq. ft. or 15% whichever is less.</p>

- NOTES:-For uses not specifically listed on any of the Schedules in this Section 401, see Section 403.
 -Certain large scale principal permitted uses may also be consider special uses; see section 801.
 -For more than one principal building or principal use on a lot, see Section 501.3
 (1) - Not permitted in Scenic River Segment as defined by the UDSRR RMP.
 (2) - But not including intensive use recreational facilities.
 (3) - Certain home occupations are Special Uses; see Section 607.

CALLICOON BUSINESS DISTRICT - CAL-B-1

INTENT: The intent of the CAL-B-1-Callicoon Business District is to recognize the unique character of the Callicoon Hamlet Area and provide for future commercial development in the Hamlet Area; and at the same time, provide for the substantial conformance to the River Management Plan.

PRINCIPAL PERMITTED USES	ACCESSORY USES	SPECIAL USES	DEVELOPMENT STANDARDS
<ul style="list-style-type: none"> -Agriculture, excluding intensive livestock operations and cage type poultry houses -Agricultural service establishments -Bed & breakfast establishments -Boarding or lodging homes -Child care centers -Clubs/lodges, private -Fish hatcheries -Forestry enterprises -Funeral homes -Greenhouses/nurseries, commercial -Group homes -Hotels and motels -Medical offices -Multiple occupant commercial buildings -Office buildings -Print shops -Professional offices -Public uses -Recreational facilities, tourist -Restaurants and taverns -Retail businesses -Service establishments -Single-family detached dwellings -Studios -Temporary offices -Theaters -Two-family dwellings -Vehicle and equipment sales, supply and service operations -Wholesale businesses 	<ul style="list-style-type: none"> -Carports -Customary accessory uses and structures -Essential services -Farm stands in association with an agricultural use -Home gardening, home nurseries and home greenhouses -Home occupations (1) -Keeping of not more than 3 dogs over 6 months of age -Off street parking and loading facilities -Private parking areas and garages -Private swimming pools -Signs in association with an approved use -Satellite dish antennae accessory to a residential structure -Sheds 	<ul style="list-style-type: none"> -Amusement arcades -Cell sites -Cemeteries -Commercial and public recreational facilities -Contracting businesses and trades -Crematoriums -Gasoline service stations -Golf courses excluding miniature golf or driving ranges -Health facilities -Manufactured home sales and service establishments -Manufacturing, light -Multiple dwellings and projects -Outdoor storage facilities -Research and development -Residential cluster development -Recycling facilities, small -Sawmills -Self-storage facilities -Semi-public uses -Veterinary clinics -Warehouses 	<p>MINIMUM PERMITTED</p> <p>With Central Water and Central Sewage Lot Area-10,000 sq ft Lot Width - 50 ft Lot Depth - 100 ft Front Yard - 20 ft; or may be reduced to conform to adjacent existing buildings One Side Yard - 10 ft Both Side Yards- 20 ft Rear Yard - 30 ft</p> <p>Without Central Water and Central Sewage Lot Area- 2 acres Lot Width - 200 ft Lot Depth - 200 ft Front Yard - 50 ft Side Yards - 25 ft Rear Yard - 25 ft</p> <p>MAXIMUM PERMITTED Building Height- 40 ft Lot Coverage - 65%</p>

NOTES:-For uses not specifically listed on any of the Schedules in this Section 401, see Section 403.
 -Certain large scale principal permitted uses may also be considered special uses; see section 801.
 -For more than one principal building or principal use on a lot, see Section 501.3
 (1) - Certain home occupations are Special Uses; see Section 607.

SEE SECTION 401.1 FOR DEVELOPMENT STANDARDS APPLICABLE TO THE DOWNTOWN CALLICOON AREA WITHIN THE CAL-B-1 DISTRICT

CALLICOON RESIDENTIAL DISTRICT - CAL-R-1

INTENT: The CAL-R-1-Callicoon Residential District is intended to provide for the same type of residential district uses in the Callicoon Hamlet Area as in other residential areas of the Town of Delaware; but, to make such uses subject to the other requirements of this Law which are applied to the Upper Delaware Scenic and Recreational River Corridor Area.

PRINCIPAL PERMITTED USES	ACCESSORY USES	SPECIAL USES	DEVELOPMENT STANDARDS
SAME AS R-1 RESIDENTIAL DISTRICT – SEE ALSO SECTION 613			

RESIDENTIAL DISTRICT - R-1

INTENT: The Residential District is intended to provide amounts of land adequate to meet the anticipated housing needs of the Town, accommodating both low and medium density residential development as well as other compatible uses which will complement residential activities.

PRINCIPAL PERMITTED USES	ACCESSORY USES	SPECIAL USES	DEVELOPMENT STANDARDS
<ul style="list-style-type: none"> -Agriculture, excluding intensive livestock operations and cage type poultry houses -Group homes -Single-family detached dwellings -Two-family dwellings 	<ul style="list-style-type: none"> -Carports -Customary accessory uses and structures -Essential services -Farm stands in association with an agricultural use -Home gardening, home nurseries and home greenhouses -Home occupations (1) -Keeping of not more than 3 dogs over 6 months of age -Off street parking and loading facilities -Private parking areas and garages -Private swimming pools -Signs in association with an approved use -Satellite dish antennae accessory to a residential structure -Sheds 	<ul style="list-style-type: none"> -Bed and breakfast establishments -Cell sites -Multiple dwellings -Public recreational facilities -Public uses -Residential cluster development -Semi-public uses -Temporary offices <p>NOTE: See Section 616 for additional special uses.</p>	<p>Minimums Permitted</p> <ul style="list-style-type: none"> Lot Area - 40,000 sq. ft.* Lot Width - 150 ft.* Lot depth - 150 ft.* Front Yard - 50 ft.* One Side yard - 30 ft.* Both Side Yards - 70 ft.* Rear Yard - 50 ft.* <p>Maximum Permitted</p> <ul style="list-style-type: none"> Building height - 35 ft. Lot Coverage - 25% <p>*May be reduced 50% with central water and sewage</p>

NOTES:-For uses not specifically listed on any of the Schedules in this Section 401, see Section 403.
 -Certain large scale principal permitted uses may also be consider special uses; see section 801.
 -For more than one principal building or principal use on a lot, see Section 501.3
 (1) - Certain home occupations are Special Uses; see Section 607.

401.1 Hamlet of Callicoon, DC - Downtown Callicoon Overlay District

The intent of this Section 401.1 is to recognize the unique character of the existing development in the downtown area of the Hamlet of Callicoon, which is situated in the CAL-B-1 District. This area has long served as the central business district of the Hamlet of Callicoon and is largely comprised of buildings constructed prior to 1940. Most buildings have no or only minimal front yards and are set either very close to or directly upon side lot lines. Most of the area is covered with impervious surfaces -- buildings, sidewalks, roads, alleys and parking areas. Parking on main street, existing on-lot parking areas, and Town-owned parking lots appear to be adequate to meet current needs and any anticipated needs of future development.

Given this "downtown" character, the Town has identified the need for special standards governing the erection of new buildings and the alteration, addition to and enlargement of existing buildings in the downtown area. The standards are intended to allow the reasonable expansion of existing businesses and the development of new business in character with existing development, while concurrently providing for the public health, safety and welfare.

The special standards in this Section 401.1 shall apply to the Downtown Overlay District as designated in Subsection A of this Section 401.1. All other requirements of this Zoning Law which are not specifically addressed by this Section 401.1, including, but not limited to, the use provisions of the CAL-B-1 Schedule of Uses, shall continue to apply to the Downtown Overlay District.

- A. Downtown Callicoon (DC) Overlay District Designation - The Hamlet of Callicoon Downtown (DC) Overlay District is hereby designated and shall be comprised of the following parcels, and subsequent subdivisions thereof, as set forth on the Town of Delaware, Sullivan County, New York, Tax Maps, Section 14, Block 5:

19	44.5	62.1
20.1	44.6	63.1
20.2	44.7	64.1
23	54	65.1
24	55	66
25	56.1	67.3
26	57	68.1
27.1	58.1	68.2
28	58.4	68.3
32	58.5	69
44.2	59.1	71
44.3	60.1	
44.4	61.1	

- B. Required Yards
Front Yard: zero (0) feet
Side Yards: five (5) feet each
Rear Yard: ten (10) feet

The zero (0) feet front yard setback shall apply only to lot frontage on Main Street and School Street; the rear yard setback of ten (10) feet shall apply to all other street frontages.

- C. Structures With Nonconforming Setbacks - An existing building nonconforming as to a side yard setback may be altered, added to or enlarged along the existing nonconforming wall provided such alteration, addition or expansion encroaches no farther into the required yard than the existing nonconformity. Any nonconformity which crosses a lot line shall not be eligible for this expansion.
- D. Maximum Lot Coverage - One hundred (100) percent
- E. Maximum Building Coverage - Eighty-five (85) percent
- F. Off-Street Parking and Loading - Off-street parking and loading areas shall not be required.