

Town of Bethel, New York

Schedule I - Table of Use and Bulk Requirements

Revised February 16, 2017 bjg

1	AD - Airport Development District P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	Notes	Accessory Uses		
			Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both						
District Intent															
Lot area, minimum (acres)															
A. Business Uses															
This district is intended to provide an area in & around the Sullivan County International Airport to both protect the airport & collateral uses from intrusions & surrounding properties from negative impacts from airport-related & industrial activities.	Campgrounds & RV parks - Transient	P**	5	200	200	75	50	25	75		35'	Pursuant to license	Garages, parking & loading areas Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use		
	Day-Care Center	SP	2	150	200	50	50	25	50	30%	30'				
	Eating & drinking places	SP	2	150	200	50	50	25	50	30%	30'				
	Hotels and motels	SP	6	400	400	100	100	50	100	30%	35'				
	B. Industrial Uses														
	Airports	SP	100	1,200	1,800	500	500	250	500	30%	35'				
	Light Industry	SP	2	150	200	50	50	25	50	30%	30'				
	Manufacturing	SP	2	150	200	50	50	25	50	30%	30'				
	Primary Offices for all Industrial Users	SP	2	150	200	50	50	25	50	30%	30'				
	Research and Development	SP	2	150	200	50	50	25	50	30%	30'				
	Telecommunications Facilities	SP										See §345-28 for Bulk Requirements			
	Warehousing	SP	2	150	200	50	50	25	50	30%	30'				
	C. Community Facilities														
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit			
* Subject to Site Plan Approval by the Town Building Dept. The Bldg Dept has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.															
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2 AG - Agricultural District	Use P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg.	Maximum	Notes	Accessory Uses
			Lot Area	Width	Depth	Front	Rear	Side, 1	Side, Both	Coverage	Height in Feet		
This district is intended to complement agricultural farmlands & protect them from various development intrusions which would be incompatible therewith while allowing farm & other large land owners flexibility to earn a reasonable return.	Lot area, minimum (acres)												
	A. Residential Uses												
	One-family detached dwelling	P	3	200	200	75	50	25	75	20%	35'		Accessory farm buildings
	Manufactured home	P	3	200	200	75	50	25	75	20%	35'	See §345-26.B	Boathouses and boat docks Farmstands (roadside for sale of farm products)
	B. Community Facilities												
	Cemetery	P*	5	300	300	75	75	50	100	10%	35'		Garages, parking & loading areas Home occupations, professions and trades
	Essential services	SP	6	400	400	100	100	50	100	20%	35'		Signs, not including billboards
	Golf Course	SP	75	1,200	1,500	400	400	200	400	10%	35'		Other accessory uses customarily appurtenant to a permitted use
	Recreational facility, commercial-outdoor	SP	25	600	600	100	100	100	200	10%	35'		
	Recreational facility, commercial-indoor	SP	10	400	400	100	100	75	150	10%	35'		
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35'	May also require Noise Permit	
	Shooting Range	SP	25	600	600	200	200	200	200	10%	35'	See §345-17D	
	Telecommunications Facilities	SP										See §345-28 for Bulk Requirements	
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	20%	35'		
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35'	See §345-33	
	Greenhouses - commercial	P*	3	200	200	75	50	25	75	40%	35'		
	High density poultry or swine raising	SP	50	900	1,200	400	400	200	400	20%	35'		
	Keeping Non-Domesticated Animals	P	3									See §345-34	
	Nurseries	P*	3	200	200	75	50	25	75	20%	35'		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35'		
	D. Business Uses												
	Bed & breakfast	P*	3	200	200	75	50	25	75	20%	35'		
	Campgrounds & RV parks - Non Transient	SP	25	600	600	200	200	150	300	20%	35'	Subject to §120	
	Campgrounds & RV parks - Transient	P**	5	200	200	75	50	25	75		35'	Pursuant to license	
	Day-Care Center	SP	3	200	200	75	50	25	75	20%	35'		
	Equipment Sales	SP	6	400	400	100	100	50	100	20%	35'		
	Home-based business	SP	3	200	200	75	50	25	75	20%	35'	See §345-20	
Hotels and motels	SP	6	400	400	100	100	50	100	20%	35'			
Kennels	SP	10	400	400	100	100	75	150	20%	35'	See Local Law		
E. Industrial Uses													
Light industrial uses	SP	6	400	400	100	100	100	200	20%	35'			
Mining	SP	25	600	600	200	200	200	400	20%	35'	NYSDEC Regs also apply		
F. Other													
Conservation Subdivision											See §345-24		
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3	AGR - Agricultural Residential District P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg.	Maximum	Notes	Accessory Uses
			Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both	Coverage	Height in Fee		
District Intent The purpose of this district is to recognize that there are some small residential communities within agricultural areas that should be protected from incompatible development activities.	Lot area, minimum (acres)												
	A. Residential Uses												Accessory farm buildings
	One-family detached dwelling	P	3	200	200	75	50	25	75	20%	35'		Boathouses and boat docks
	Manufactured home	P	3	200	200	75	50	25	75	20%	35'	§345-26.B	Farmstands (roadside for sale of farm products)
	B. Community Facilities												Garages, parking & loading areas
	Cemetery	P*	5	300	300	75	75	50	100	10%	35'		Home occupations, professions and trades
	Essential services	SP	6	400	400	100	100	50	100	20%	35'		Signs, not including billboards
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit	Other accessory uses customarily appurtenant to a permitted use
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	20%	35'		
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35'	See §345-33	
	Greenhouses - commercial	P*	3	200	200	75	50	25	75	40%	35'		
	Keeping Non-Domesticated Animals	P	3										See §345-34
	Nurseries	P*	3	200	200	75	50	25	75	20%	35'		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35'		
	D. Business Uses												
	Bed & breakfast	P*	3	200	200	75	50	25	75	20%	35'		
	Campgrounds and RV Parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-Care Center	SP	3	200	200	75	50	25	75	20%	35'		
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4	C-17B Highway Commercial District	Use	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	Notes	Accessory Uses	
			Type	Lot Area	Width	Depth	Front	Rear	Side,1					Side, Both
District Intent														
Lot area, minimum (acres)														
A. Residential Uses														
This district is intended to create an area in the Town for larger, more land intensive commercial uses and also transition from the hamlet area to the Town of Thompson, which that community intends to promote for such uses. It is intended this area be of moderate density but also be a location for auto-related uses and similar activities demanding high levels of traffic and visibility and being vehicular rather than pedestrian-oriented. Design standards for this district are intended to create higher quality development through landscaping and similar techniques but allow more signage and lot coverage than otherwise permitted outside the hamlet area. It is intended that design review apply to buildings, materials and scale, but particularly to site layout to control traffic access and minimize the strip-commercial character of the area. See §130-26.D for applicable design standards.	One-family detached dwelling	P	1	100	150	25	25	25	50	25%	35'		Garages, parking & loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use	
	Two-family dwelling	P	2	150	200	50	50	25	50	25%	35'			
	Multi-family dwelling	SP	4	300	300	75	50	50	100	25%	35'	§345-27: Max Density 4 DU Per Acre		
	B. Community Facilities													
	Community buildings	P*	2	150	200	50	50	25	50	25%	35'			
	Essential services	SP	2	150	200	50	50	25	50	25%	35'			
	House of worship	SP	2	150	200	50	50	25	50	25%	35'			
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit		
	C. Agricultural Uses													
	Nurseries & greenhouses	P*	2	150	200	50	50	25	50	25%	35'			
	D. Business Uses													
	Automotive Related Uses	SP	2	150	200	50	50	25	50	25%	35'			
	Bed & breakfast	P*	2	150	200	50	50	25	50	25%	35'			
	Campgrounds and RV Parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license		
	Day-Care Center	SP	1	100	150	25	25	25	50	25%	35'			
Eating & drinking places	SP	2	150	200	50	50	25	50	25%	35'				
Neighborhood stores < 5,000 s.f.	P*	2	150	200	50	50	25	50	25%	35'				
Professional and business office	P*	2	150	200	50	50	25	50	25%	35'				
Retail Uses	SP	2	150	200	50	50	25	50	25%	35'				
Service Uses	SP	2	150	200	50	50	25	50	25%	35'				
												Note: All non-residential development in HC-Highway Commercial District is subject to Gateway Design Guidelines as described in §345-18.		
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5	CS - Community Settlement P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	Notes	Accessory Uses
			Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both				
District Intent	Lot area, minimum (acres)												
	A. Residential Uses												Garages, parking & loading areas
This district is intended to create an additional and complementary higher density neighborhood of high quality behind Route 17B towards Kauneonga Lake, where sewer services are readily available and pedestrian linkages can be effectively created. It is further intended this area accommodate higher density residential development that might otherwise take place and detract from more rural parts of the Town that would be better off staying rural from both quality of life and economic perspectives. Design standards are intended to promote walking to shops with sidewalks, mixed-use buildings with shops beneath and residences above. A full-range of commercial uses that do not require large land areas is intended along with high landscape standards, parking in the rear where possible, modest limits on signage, use of decorative lighting and design review of building design, materials and scale. See §130-18 for applicable design standards.	One-family detached dwelling	P	0.5	100	150	25	25	10	25	30%	35'		Home occupations, professions and trades
	Two-family dwelling	P	1	100	150	25	25	25	50	30%	35'		Real estate and home occupation signs
	Multi-family dwelling	SP	2	150	200	50	50	25	50	30%	35'	§345-27: Max Density 4 DU Per Acre	Other accessory uses customarily appurtenant to a permitted use
	B. Community Facilities												
	Community buildings	P*	0.5	100	150	25	25	10	25	30%	35'		
	Day care center	SP	0.5	100	150	25	25	10	25	30%	35'		
	Essential services	SP	1	100	150	25	25	25	50	30%	35'		
	House of worship	SP	1	100	150	25	25	25	50	30%	35'		
	Parks & playgrounds	P*	1	100	150	25	25	25	50	30%	35'		
	Private & public schools	SP	1	100	150	25	25	25	50	30%	35'		
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit	
	C. Business Uses												
	Bed & breakfast	P*	0.5	100	150	25	25	10	25	30%	35'		
	Campgrounds and RV Parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-Care Center	SP	0.5	100	150	25	25	10	25	30%	35'		
	Eating and drinking places	SP	0.5	100	150	25	25	10	25	30%	35'		
	Neighborhood stores	P*	0.5	100	150	25	25	10	25	30%	35'		
	Professional and business office	P*	0.5	100	150	25	25	10	25	30%	35'		
Retail Uses	SP	0.5	100	150	25	25	10	25	30%	35'			
Service Uses	SP	0.5	100	150	25	25	10	25	30%	35'			
D. Other													Note: All non-residential development in CS-Community Development District is subject to Gateway Design Guidelines as described in §345-18.
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6	FC - Forest Conservation P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	Notes	Accessory Uses		
			Lot Area	Width	Depth	Front	Rear	Side, 1	Side, Both						
District Intent															
Lot area, minimum (acres)															
A. Residential Uses															
This creation of the Forest Conservation District was recommended in Section 3.1.4 (A) of the Town's Comprehensive Plan. The district is intended to preserve a very low density development pattern in the southern portion of the Town while ensuring that natural features in this portion of the Town are conserved.	One-family detached dwelling	P	5	200	200	75	50	25	75	10%	35'		Accessory farm buildings Boathouses and boat docks Farmstands (roadside for sale of farm products) Garages, parking & loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use		
	B. Community Facilities														
	Cemetery	P*	5	300	300	75	75	50	100	10%	35'				
	Community buildings	P*	5	300	300	75	75	50	100	10%	35'				
	Essential services	SP	5	300	300	75	75	50	100	10%	35'				
	Fraternal organizations	SP	10	400	400	100	100	75	150	10%	35'				
	Golf Course	SP	75	1,200	1,500	400	400	200	400	10%	35'				
	Recreational facility, commercial-outdoor	SP	25	600	600	100	100	100	200	10%	35'				
	Recreational facility, commercial-indoor	SP	10	400	400	100	100	75	150	10%	35'				
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit			
	Shooting Range	SP	25	600	600	200	200	200	200	10%	35'	See § 345-17D			
	Telecommunications Facilities	SP										See §§345-28 for Bulk Requirements			
	C. Agricultural Uses														
	Agribusiness	P	5	300	300	75	75	50	100	10%	35'				
	Farm operations, buildings and activities	P	5	300	300	75	75	50	100	10%	35'	See §345-33			
	Greenhouses - commercial	P*	5	300	300	75	75	50	100	40%	35'				
	Keeping Non-Domesticated Animals	P	5									See §345-34			
	Nurseries	P*	5	300	300	75	75	50	100	10%	35'				
	D. Business Uses														
	Bed & breakfast	P*	5	300	300	75	75	50	100	10%	35'				
Campgrounds & RV parks, nontransient	SP	25	600	600	200	200	150	300	10%	35'	Subject to §120				
Campgrounds and RV Parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license				
Day-Care Center	SP	5	200	200	75	50	25	75	10%	35'					
Eating and drinking places	SP	5	300	300	75	75	50	100	10%	35'					
Hotels and motels	SP	6	400	400	100	100	50	100	20%	35'					
Kennels	SP	10	400	400	100	100	75	150	10%	35'	See §§345-21K and 83-11				
E. Other															
Conservation Subdivision												See §345-24			

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Town of Bethel, New York

Schedule I - Table of Use and Bulk Requirements

7	G-17B - Gateway Commercial District P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	Notes	Accessory Uses	
			Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both					
District Intent														
Lot area, minimum (acres)														
A. Residential Uses														
This district is intended to create and maintain an attractive gateway into the heart of Bethel and complement the Performing Arts and Agriculture Districts that it adjoins. It is, moreover, specifically intended to accommodate a range of generally passive recreational and resort-related uses that build upon the agricultural and performing arts uses prevalent in the area. Design criteria for this district are intended to ensure that all commercial uses are landscaped properly and are subjected to design review with respect to building materials, design and scale. The intent is to effectively blend these commercial elements into the working landscapes of both the existing natural environment and the built environment being created within the Performing Arts District. Signage is intended to be strictly limited, lot coverage restricted to modest amounts, utilities placed underground and residential density maintained at a moderate level. See §130-18 for applicable design standards.	One-family detached dwelling (w/public sewer)	P	0.5	100	150	25	25	10	25	30%	35'		Accessory farm buildings	
	One-family detached dwelling (w/o public sewer)	P	2	150	200	50	50	25	50	30%	35'		Farmstands (roadside for sale of farm products)	
	B. Community Facilities													
	Cemetery	P*	2	150	200	50	50	25	50	30%	35'		Garages, parking & loading areas	
	Community buildings	P*	2	150	200	50	50	25	50	30%	35'		Home occupations, professions and trades	
	Essential services	SP	2	150	200	50	50	25	50	30%	35'		Signs, not including billboards	
	House of worship	SP	2	150	200	50	50	25	50	30%	35'		Other accessory uses customarily appurtenant to a permitted use	
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit		
	C. Agricultural Uses													
	Agribusiness	P	3	200	200	75	50	25	75	30%	35'			
	Farming operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35'	See §345-33		
	Keeping Non-Domesticated Animals	P											See §345-34	
	Nurseries & greenhouses	P*	3	200	200	75	50	25	75	30%	35'			
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35'			
	D. Business Uses													
	Bed & breakfast (w/ public sewer)	P*	1	100	150	25	25	25	50	30%	35'			
	Bed & breakfast (w/o public sewer)	P*	2	150	200	50	50	25	50	30%	35'			
	Campgrounds and RV Parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license		
	Day-Care Center	SP	2	150	200	50	50	25	50	30%	35'			
	Eating & drinking places (w/ public sewer)	SP	1	100	150	25	25	25	50	30%	35'			
Eating & drinking places (w/o public sewer)	SP	2	150	200	50	50	25	50	30%	35'				
Hotels and motels	SP	6	400	400	100	100	75	150	30%	35'				
Neighborhood stores < 5,000 s.f. (w/ public sewer)	P*	1	100	150	25	25	25	50	30%	35'				
Neighborhood stores < 5,000 s.f. (w/o public sewer)	P*	2	150	200	50	50	25	50	30%	35'				
Professional & business office (w/ public sewer)	P*	1	100	150	25	25	25	50	30%	35'				
Professional & business office (w/o public sewer)	P*	2	150	200	50	50	25	50	30%	35'				
Retail Uses (w/ public sewer)	SP	1	100	150	25	25	25	50	30%	35'				
Retail Uses (w/o public sewer)	SP	2	150	200	50	50	25	50	30%	35'				
Service Uses (w/ public sewer)	SP	1	100	150	25	25	25	50	30%	35'				
Service Uses (w/o public sewer)	SP	2	150	200	50	50	25	50	30%	35'				
													Note: All non-residential development in GC-Gateway Commercial District is subject to Gateway Design Guidelines as described in §345-18.	
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8	H-17B Hamlet Commercial District	Use	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	Notes	Accessory Uses	
			Type	Lot Area	Width	Depth	Front	Rear	Side,1					Side, Both
District Intent														
Lot area, minimum (acres)														
A. Community Facilities														
This district is intended to create a higher density commercial and mixed-use neighborhood of high quality around White Lake, where sewer services are readily available, pedestrian linkages can be effectively created and it is possible to establish a destination shopping center within the Town. Design standards are intended to promote walking to shops with sidewalks, mixed-use buildings with shops beneath and residences or offices above and higher density commercial development. A full-range of commercial uses that do not require large land areas is intended along with high landscape standards, parking in the rear where possible, modest limits on signage, use of decorative lighting and design review of building design, materials and scale. Restaurants and small shops that will create tourist interest in the hamlet area and support surrounding residential uses are encouraged. See §130-18 for applicable design standards.	Community buildings (w/ public sewer)	P	0.5	100	150	25	25	10	25	35%	35'		Garages, parking & loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use	
	Community buildings (w/o public sewer)	P	1	100	150	25	25	25	50	35%	35'			
	Essential services (w/ public sewer)	SP	0.5	100	150	25	25	10	25	35%	35'			
	Essential services (w/o public sewer)	SP	1	100	150	25	25	25	50	35%	35'			
	House of worship (w/ public sewer)	SP	1	100	150	25	25	25	50	35%	35'			
	House of worship (w/o public sewer)	SP	2	150	200	50	50	25	50	35%	35'			
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit		
	B. Business Uses													
	Campgrounds and RV Parks, transient	P**	5	200	200	75	50	25	75			35		Pursuant to license
	Commercial recreational facilities, indoor (w/ public sewer)	SP	0.5	100	150	25	25	10	25	35%	35'			
	Commercial recreational facilities, indoor (w/o public Sewer)	SP	1	100	150	25	25	25	50	35%	35'			
	Day-Care Center	SP	1	100	150	25	25	25	50	35%	35'			
	Eating & drinking places (w/ public sewer)	SP	0.5	100	150	25	25	10	25	35%	35'			
	Eating & drinking places(w/o public sewer)	SP	1	100	150	25	25	25	50	35%	35'			
	Hotels and motels (w/ public sewer)	SP	2	150	200	50	50	25	50	35%	35'			
	Hotels and motels (w/o public sewer)	SP	4	300	300	75	50	50	100	25%	35'			
	Neighborhood stores [< 5,00 s.f.] (w/ public sewer)	P*	0.5	100	150	25	25	10	25	35%	35'			
	Neighborhood stores [< 5,00 s.f.] (w/o public sewer)	P*	1	100	150	25	25	25	50	35%	35'			
	Professional & business offices (w/ public sewer)	P*	0.5	100	150	25	25	10	25	35%	35'			
	Professional & business offices (w/o public sewer)	P*	1	100	150	25	25	25	50	35%	35'			
Retail Uses (w/ public sewer)	SP	0.5	100	150	25	25	10	25	35%	35'				
Retail Uses (w/o public sewer)	SP	1	100	150	25	25	25	50	35%	35'				
Service Uses (w/ public sewer)	SP	0.5	100	150	25	25	10	25	35%	35'				
Service Uses (w/o public sewer)	SP	1	100	150	25	25	25	50	35%	35'				
												Note: All non-residential development in HAC-Hamlet Commercial District is subject to Gateway Design Guidelines as described in §345-18.		
* Subject to Site Plan Approval by the Town Building Dept. The Bldg Dept has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.														
** Subject to site plan approval by the Town Planning Board.														

Town of Bethel, New York

Schedule I - Table of Use and Bulk Requirements

Town of Bethel, New York													
Schedule I - Table of Use and Bulk Requirements													
9 PA - Performing Arts Center Development	Use P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg.	Maximum	Notes	Accessory Uses
			Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both	Coverage	Height in Feet		
<p>District Intent</p> <p>This district is intended to recognize the importance of the "Woodstock Festival" site & its surrounding environs as a premier location of our national heritage. The Town desires to preserve & further this national heritage by creation of this zoning district. The performing Arts Center Development District is intended to encourage & permit an orderly & planned development of uses devoted to the performing arts & to provide economic development within the community by creating a tourist destination on a large tract of land compatible with the natural surroundings of its location. These district regulations allow a range of land uses & supporting services necessary to facilitate development of a nationally prominent performing arts destination & a planned development. These regulations are further intended to encourage flexibility, creativity & innovation in design as well as the protection of ecologically sensitive land.</p>	Lot area, minimum (acres)												
	A. Residential Uses												
	One-family detached dwelling (w/ public sewer)	P	0.5	100	150	25	25	10	25	25%	35'		Accessory farm buildings Food and craft concessions Garages, parking & loading areas Home occupations, professions and trades Signs, not including billboards to a permitted use Performing Arts Center Planned Development
	One-family detached dwelling (w/o public sewer)	P	3	200	200	75	50	25	75	25%	35'		
	B. Community Facilities												
	Community buildings	SP	3	200	200	75	50	25	75	25%	35'		
	Essential services	SP	3	200	200	75	50	25	75	25%	35'		
	Golf course	SP	75	1,200	1,500	400	400	200	400	25%	35'		
	Institutional uses	SP	10	400	400	100	100	75	150	25%	35'		
	Recreational facility, commercial-outdoor	SP	3	200	200	75	50	25	75	25%	35'		
	Recreational facility, commercial-indoor	SP	3	200	200	75	50	25	75	25%	35'		
	Recreational facility, private non-commercial, outdoor	SP	3	200	200	75	50	25	75	25%	35'		
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit	
	Schools	SP	3	200	200	75	50	25	75	25%	35'		
	Telecommunications Facilities	SP										See §345-28 for Bulk Requirements	
	Theaters	SP	3	200	200	75	50	25	75	25%	35'		
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	25%	35'		
	Farming operations, buildings and activities	P	3	200	200	75	50	25	75	25%	35'	See §345-33	
	Keeping Non-Domesticated Animals	P										See §345-34	
	Nurseries & greenhouses	P*	3	200	200	75	50	25	75	25%	35'		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35'		
	D. Business Uses												
	Bed & breakfast (w/ public sewer)	P*	1	100	150	25	25	10	25	25%	35'		
	Bed & breakfast (w/o public sewer)	P*	3	100	150	25	25	25	50	25%	35'		
	Campgrounds & RV parks - Non Transient	SP	25	600	600	200	200	150	300	25%	35'	Subject to §120	
	Campgrounds & RV parks - Transient	P**	5	200	200	75	50	25	75		35'	Pursuant to license	
	Day-Care Center	SP	3	200	200	75	50	25	75	25%	35'		
	Eating and drinking places	SP	3	200	200	75	50	25	75	25%	35'		
	Hotels and Motels	SP	6	400	400	100	100	50	100	25%	35'		
Interpretive center	SP	3	200	200	75	50	25	75	25%	35'			
Museums	SP	3	200	200	75	50	25	75	25%	35'			
Professional & business office	P*	3	200	200	75	50	25	75	25%	35'			
Retail Uses	SP	3	200	200	75	50	25	75	25%	35'	Integrated into overall Development Plan		
Service Uses	SP	3	200	200	75	50	25	75	25%	35'	Integrated into overall Development Plan		
E. Mixed Uses													
Planned Unit Development (PUD)	SP	50	600	600	100	100	100	200	25%	35'	See §345-25		
F. Other													
Conservation Subdivision											See § 345-24		
* Subject to Site Plan Approval by the Town Building Dept. The Bldg Dept has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.													
** Subject to site plan approval by the Town Planning Board.													

Town of Bethel, New York

Schedule I - Table of Use and Bulk Requirements

10	R-17B Rural Gateway District	Use	Minimum				Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	Notes	Accessory Uses				
			Type	Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both								
District Intent			Lot area, minimum (acres)															
This district is intended to preserve the rural character of Route 17b from Western Sullivan County into the Town of Bethel, complementing the Agriculture District that also serves to shape the image of this area of the Town. Density is intended to be low and provide for a relatively limited range of uses that will permit economic use of land parcels while also avoiding commercialization of the area and those activities that would detract from agriculture and the generally rural working landscapes that prevail in this area. Design criteria for this area are intended to provide for proper landscaping, minimize impervious coverages, tightly control signage and ensure all uses blend into the natural environment without unreasonably restricting building design. See §130-18 for applicable design standards.		A. Residential Uses														Accessory farm buildings		
		One-family detached dwelling	P	3	200	200	75	50	25	75	20%	35'					Farmstands (roadside for sale of farm products)	
		B. Community Facilities																Garages, parking & loading areas
		Essential services	SP	3	200	200	75	50	25	75	20%	35'					Home occupations, professions and trades	
		Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35					Signs, not including billboards	
																		Other accessory uses customarily appurtenant to a permitted use
		C. Agricultural Uses																
		Agribusiness	P	3	200	200	75	50	25	75	20%	35'						
		Farming operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35'						See §345-33
		Keeping Non-Domesticated Animals	P															See §345-34
		Nurseries & greenhouses	P*	3	200	200	75	50	25	75	20%	35'						
		On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35'						
		D. Business Uses																
		Bed & breakfast	P*	3	200	200	75	50	25	75	20%	35'						
		Campgrounds & RV parks - Transient	P**	5	200	200	75	50	25	75		35'						Pursuant to license
Day-Care Center	SP	3	200	200	75	50	25	75	20%	35'								
Eating & drinking places	SP	3	200	300	75	75	75	150	20%	35"								
Hotels and motels	SP	6	400	400	100	100	50	100	20%	35'								
Professional and business office	P*	3	200	300	75	75	75	150	20%	35"								
* Subject to Site Plan Approval by the Town Building Dept. The Bldg Dept has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.																		
** Subject to site plan approval by the Town Planning Board.																		

Note: All non-residential development in RG-Rural Gateway District is subject to Gateway Design Guidelines as described in §345-18.

Town of Bethel, New York

Schedule I - Table of Use and Bulk Requirements

11	RD - Rural Development	Use	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	Notes	Accessory Uses	
			Type	Lot Area	Width	Depth	Front	Rear	Side,1					Side, Both
District Intent			Lot area, minimum (acres)											
This district is intended to be an area allowing for both rural development & farm uses compatible with each other. Farm uses are desired & encouraged but subjected, in more intensive situations, to the same reviews as other Special Uses. Farm uses are, within this district, treated equally with development uses & without the preferences accorded to them in the AG District by State law & Town restrictions against intrusions.		A. Residential Uses											Accessory farm buildings Boathouses and boat docks Farmstands (roadside for sale of farm products) Garages, parking & loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use	
		One-family detached dwelling	P	2	150	200	50	50	25	50	25%	35'		
		Manufactured home	P	2	150	200	50	50	25	50	25%	35'		§345-26.B
		Manufactured home parks	SP	25	600	600	200	200	100	200	25%	35'		§345-26.C
		B. Community Facilities												
		Cemetery	P*	5	300	300	75	75	50	100	10%	35'		
		Community buildings	P*	4	300	300	75	50	50	100	25%	35'		
		Essential services	SP	4	300	300	75	50	50	100	25%	35'		
		Institutional uses	SP	10	400	400	100	100	75	150	25%	35'		
		Parks & playgrounds	P*	4	300	300	75	50	50	100	25%	35'		
		Private & public schools	SP	4	300	300	75	50	50	100	25%	35'		
		Recreational facility, commercial-outdoor	SP	25	600	600	100	100	100	200	25%	35'		
		Recreational facility, commercial-indoor	SP	10	400	400	100	100	75	150	25%	35'		
		Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35		May also require Noise Permit
		Shooting Range	SP	25	600	600	200	200	200	200	10%	35'		See §345-17D
		Telecommunications Facilities	SP											See §345-28 for Bulk Requirements
		C. Agricultural Uses												
		Agribusiness	P	3	200	200	75	50	25	75	25%	35'		
		Farm operations, buildings and activities	P	3	200	200	75	50	25	75	25%	35'		See §345-33
		Greenhouses - commercial	P*	3	200	200	75	50	25	75	40%	35'		
Keeping Non-Domesticated Animals	P	3									See §345-34			
Nurseries	P*	3	200	200	75	50	25	75	25%	35'				
On-site processing of agricultural products	SP	3	200	200	75	50	25	75	20%	35'				
D. Business Uses														
Adult-oriented business	SP	3	200	200	75	50	25	75	20%	35'	See §345-32			
Automotive repair, service and filling stations	SP	2	150	200	50	50	25	50	25%	35'				
Bed & breakfast	P*	2	150	200	50	50	25	50	25%	35'				
Campgrounds & RV parks - Non Transient	SP	25	600	600	200	200	150	300	25%	35'	Subject to §120			
Campgrounds & RV parks - Transient	P**	5	200	200	75	50	25	75		35'	Pursuant to license			
Day-Care Center	SP	2	150	200	50	50	25	50	25%	35'				
Eating and drinking places	P*	2	150	200	50	50	25	50	25%	35'				
Equipment sales	P*	6	400	400	100	100	50	100	25%	35'				
Kennels	SP	10	400	400	100	100	75	150	25%	35'	See §§ 345-21K and 83-11			
Home-based business	SP	3	200	200	75	50	25	75	20%	35'	See §345-20			
Hotels and motels	SP	6	400	400	100	100	50	100	20%	35'				
Neighborhood stores [< 5,000 s.f.]	P*	2	150	200	50	50	25	50	25%	35'	See §345-22H			
Summer camps	SP	25	600	600	200	200	150	300	25%	35'				
E. Industrial Uses														
Light industrial uses	SP	6	400	400	100	100	100	200	20%	35'				
Mining	SP	25	600	600	200	200	200	400	25%	35'	NYSDEC Regulations also apply			
* Subject to Site Plan Approval by the Town Building Dept. The Bldg Dept has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.														
** Subject to site plan approval by the Town Planning Board.														

Town of Bethel, New York

Schedule I - Table of Use and Bulk Requirements

12	RDR - Rural Development Residential P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg.	Maximum	Notes	Accessory Uses	
			Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both	Coverage	Height in Feet			
The purpose of this district is to allow for mixed use development of a generally rural nature while also allowing for some more intensive residential uses in areas adjoining the White Lake hamlet and the H-17B Hamlet Center Commercial District where public sewage collection and treatment is available so as to allow the hamlet to develop further as a community.	Lot area, minimum (acres)													
	A. Residential Uses												* DU = Dwelling Units	Accessory farm buildings Boathouses and boat docks Farmstands (roadside for sale of farm products) Farmstands (roadside for sale of farm products) Garages, parking & loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling (w/ public sewer)	P	0.5	100	150	25	25	10	25	25%	35'			
	One-family detached dwelling (w/o public sewer)	P	2	150	200	50	50	25	50	25%	35'			
	Manufactured homes (w/ public sewer)	P	0.5	100	150	25	25	10	25	25%	35'	§345-26.B		
	Manufactured homes (w/o public sewer)	P	2	150	200	50	50	25	50	25%	35'	§345-26.B		
	Manufactured home parks	SP	25	600	600	200	200	100	200	25%	35'	§345-26.C		
	Multi-family dwelling (w/ public sewer)	SP	2	150	200	50	50	25	50	25%	35'	§345-27: Max Density 4 DU Per Acre		
	Multi-family dwelling (w/o public sewer)	SP	4	300	300	75	50	50	100	25%	35'	§345-27: Max Density 2 DU Per Acre		
	B. Community Facilities													
	Cemetery	P*	5	300	300	75	75	50	100	10%	35'			
	Community buildings	P*	4	300	300	75	50	50	100	25%	35'			
	Essential services	SP	4	300	300	75	50	50	100	25%	35'			
	Institutional uses	SP	10	400	400	100	100	75	150	25%	35'			
	Parks & playgrounds	P*	4	300	300	75	50	50	100	25%	35'			
	Private & public schools	SP	4	300	300	75	50	50	100	25%	35'			
	Recreational facility, commercial-outdoor	SP	25	600	600	100	100	100	200	25%	35'			
	Recreational facility, commercial-indoor	SP	10	400	400	100	100	75	150	25%	35'			
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit		
	C. Agricultural Uses													
	Agribusiness	P	3	200	200	75	50	25	75	25%	35'			
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	25%	35'			
	Greenhouses - commercial	P*	3	200	200	75	50	25	75	40%	35'			
	Keeping Non-Domesticated Animals	P	3									See §345-34		
	Nurseries	P*	3	200	200	75	50	25	75	25%	35'			
	On-site processing of agricultural products	SP	3	200	200	75	50	25	75	20%	35'			
	D. Business Uses													
	Automotive repair, service and filling stations	SP	2	150	200	50	50	25	50	25%	35'			
	Bed & breakfast	P*	2	150	200	50	50	25	50	25%	35'			
	Campgrounds & RV parks - Non Transient	SP	25	600	600	200	200	150	300	25%	35'	Subject to §120		
Campgrounds & RV parks - Transient	P**	5	200	200	75	50	25	75		35'	Pursuant to license			
Day-Care Center	SP	2	150	200	50	50	25	50	25%	35'				
Eating and drinking places	P*	2	150	200	50	50	25	50	25%	35'				
Equipment sales	P*	6	400	400	100	100	50	100	25%	35'	See Local Law			
Kennels	SP	10	400	400	100	100	75	150	25%	35'	See §§345-21K and 83-11			
Hotels and motels	SP	6	400	400	100	100	50	100	20%	35'	See §345-22H			
Neighborhood stores [< 5,000 s.f.]	P*	2	150	200	50	50	25	50	25%	35'				
Summer camps	SP	25	600	600	200	200	150	300	25%	35'				
E. Industrial Uses														
Light industrial uses	SP	6	400	400	100	100	100	200	20%	35'	NYSDEC Regs also apply.			
Mining	SP	25	600	600	200	200	200	400	25%	35'				
* Subject to Site Plan Approval by the Town Building Dept. The Bldg Dept has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.														
** Subject to site plan approval by the Town Planning Board.														

Town of Bethel, New York

Schedule I - Table of Use and Bulk Requirements

14	SR - Smallwood Residential P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	Notes	Accessory Uses	
			Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both					
District Intent														
"The Smallwood Residential District is intended to preserve the character of the Smallwood Community by allowing moderate single-family residential development, community facilities and a limited variety of business uses intended to primarily serve the residents of Smallwood."		Lot area, minimum (acres)												
		A. Residential Uses												
		One-family detached dwelling	P	1	100	150	25	25	10	25	25%	35'		Boathouses and boat docks Garages, parking & loading areas
		B. Community Facilities												
		Community buildings	P*	2	150	200	50	50	25	50	25%	35'		Home occupations, professions and trades Real estate and home occupation signs
		Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit	Other accessory uses customarily appurtenant to a permitted use
		Recreational facility, private noncommercial-outdoor***	SP	2	150	200	50	50	25	50	25%	35'		
		C. Business Uses												
		Bed & breakfast	P*	1	100	150	25	25	10	25	25%	35'		
		Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35'	Pursuant to license	
		Day-Care Center	SP	1	100	150	25	25	10	25	25%	35'		
		Eating and drinking places	SP	1	100	150	25	25	10	25	25%	35'		
		Neighborhood stores [< 5,000 s.f.]	SP	1	100	150	25	25	25	50	25%	35'	See §345-22H	
* Subject to Site Plan Approval by the Town Building Dept. The Bldg Dept has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.														
** Subject to site plan approval by the Town Planning Board.														
** Such as Tennis and Swim Clubs														

14	General Bulk Standards P - Permitted Use SP - Special Permit Use	Use Type	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Feet	
			Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both			
Lot area, minimum (acres)												
		P*	0.5	100	150	25	25	10	25			
			1	100	150	25	25	25	50			
			2	150	200	50	50	25	50			
			3	200	200	75	50	25	75			
			4	300	300	75	50	50	100			
			5	200	200	75	50	25	75	RES		
			5	300	300	75	75	50	100	AG/COMM		
			6	400	400	100	100	50	100			
			10	400	400	100	100	75	150			
			25	600	600	100	100	100	200	COMM REC		
			25	600	600	200	200	200	400	Mining		
			25	600	600	200	200	150	300	Campgrounds		
			50	900	1,200	400	400	200	400			
* Subject to Site Plan Approval												