

§208-8 Definitions.

**BED AND BREAKFAST ESTABLISHMENT**

A typical residential dwelling that operates as a regular business enterprise for transient rental and transient guests where overnight lodging is provided for compensation. Permission to conduct such use must be secured by special permit from the Board of Appeals after a public hearing, and a building permit from the Code Enforcement and Development Department.

**HOTEL or MOTEL**

A building or group of buildings where transient guests are regularly received without stipulated agreement in a non-owner occupied dwelling for a period generally not exceeding 28 days. Transient guests are supplied with and charged for lodging and/or meals and/or such other services as are incident to the use of such place as a transient rental.

**TRANSIENT GUEST**

A person who resides in a transient rental dwelling unit for a period of less than 28 continuous days.

**TRANSIENT RENTAL**

Rental of a dwelling unit by transient guests for a period of less than 28 continuous days.

§ 208-30. Class AA District.

The following regulations shall apply to the Class AA District:

A. Uses permitted.

- (1) Single-family detached dwelling, which must have a two-car private garage.
- (2) One-story accessory building. (See § 208-14G herein.)
- (3) Customary home occupation. (See § 208-8, Definitions.)
- (4) Public buildings or grounds. (See § 208-8, Definitions.)
- (5) All uses as permitted and regulated in Townhouse Districts under § 208-34 herein.
- (6) Bed and breakfast establishment.

§ 208-31. Class A District.

The following regulations shall apply to the Class A District:

A. Uses permitted. The following uses are permitted:

- (1) Single-family detached dwelling which must have a two-car private garage.
- (2) One-story accessory building (see § 208-14G herein).
- (3) Customary home occupation (see § 208-8, Definitions).
- (4) Public buildings or grounds (see § 208-8, Definitions).
- (5) All uses as permitted and regulated in Townhouse Districts under § 208-34 herein.
- (6) Bed and breakfast establishment.

§ 208-32. Class B District.

The following regulations shall apply to the Class B District:

A. Uses permitted. The following uses are permitted:

- (1) Single-family detached dwelling which may have an attached or detached private garage.
- (2) Two-family detached or semidetached dwelling with an attached or detached garage may be approved by the Planning Board if the developer applies for the same with concept subdivision approval and if the applicant has received a special permit from the Town Board, as provided for in § 208-54 of this chapter. The buildings must be in harmony with and complementary to the single-family residences provided for said subdivision. Applicants shall notify neighboring property owners within 500 feet of the boundary of these proposed subdivisions at least one week and not more than three weeks prior to the scheduled Town Board hearing for the special permit.
- (3) The conversion of an existing dwelling from a one-family to a two-family dwelling or the construction of a two-family detached or semidetached dwelling on a preexisting lot may be permitted upon a special permit from the Zoning Board of Appeals as provided in § 208-54 of this chapter. If a special permit is granted, applicants building new units or modifying the exterior of existing structures must obtain site plan approval from the Planning Board.
- (4) Public buildings and grounds. (See § 208-8, Definitions.)
- (5) One-story accessory building. (See § 208-14G herein.)
- (6) All uses as permitted and regulated in Townhouse Districts under § 208-34 herein.
- (7) Customary home occupation. (See § 208-8, Definitions.)
- (8) Agriculture and agricultural structures for agricultural activity.

(9) Bed and breakfast establishment.

§ 208-33. Class C District.

The following regulations shall apply to the Class C District:

A. Uses permitted. The following uses are permitted:

(1) Single-family detached dwelling which may have an attached or detached private garage.

(2) Two-family detached or semidetached dwelling with an attached or detached garage may be approved by the Planning Board if the developer applies for the same with concept subdivision approval and if the applicant has received a special permit from the Town Board, as provided for in § 208-54 of this chapter. The buildings must be in harmony with and complementary to the single-family residences proposed for said subdivision. Applicants shall notify neighboring property owners within 500 feet of the boundary of these proposed subdivisions at least one week and not more than three weeks prior to the scheduled Town Board hearing for the special permit.

(3) Townhouses, patio homes or other similar reduced lot size residential units, provided that:

(a) Approval of Town Board is obtained per Subsection A(2) above.

(b) All lots will be served by public water and sewer.

(c) The area is designated for medium-density residential development in the most current Comprehensive Plan or receives such designation by the Planning Board.

(d) Lot widths will be reduced to 40 feet for attached townhouses and 60 feet for detached structures.

(e) Density shall not exceed four units per acre if townhouses, patio homes, etc., are built. All provisions of § 208-34, Townhouses, shall apply unless in conflict with this section, in which case this section controls.

(4) The conversion of an existing dwelling from a one-family to a two-family dwelling or the construction of a two-family detached or semidetached dwelling on a preexisting lot may be permitted upon a special permit from the Zoning Board of Appeals as provided in § 208-54 of this chapter. If a special permit is granted, applicants building new units or modifying the exterior of existing structures must obtain site plan approval from the Planning Board.

(5) Public buildings and grounds. (See § 208-8, Definitions.)

(6) One-story accessory buildings. (See § 208-14G herein.)

(7) All uses permitted and regulated in Townhouse Districts under § 208-34 herein.

(8) Customary home occupation. (See § 208-8, Definitions.)

(9) Bed and breakfast establishment.

§ 208-36. Residential Transition 1-2-5.

A. Purpose and locational criteria. The purpose of this district will be to encourage large-lot residential development in areas where conditions of the environment, availability of utilities and surrounding land use patterns dictate that residential densities and the amount of land covered by impervious surfaces remain low. Generally these are areas farther from commercial/service centers, acting as transition between conventional suburban residential development densities and rural densities, and where both sewer and water are expected.

B. Uses permitted. The following uses are permitted:(1) A single-family detached dwelling, which must have a two-car private garage.

(2) One-story accessory building. (See § 208-14G herein.)

(3) Customary home occupation. (See § 208-8, Definitions.)

(4) Public buildings or grounds (see § 208-8, Definitions), excluding convalescent centers, hospitals and other group quarters not located in an existing single-family home.

(5) Agriculture and agricultural structures for agricultural activity.

(6) Bed and breakfast establishment.

§ 208-37. Residential Transition 2-5.

A. Purpose and locational criteria. The purpose of this district will be to encourage large-lot residential development in areas where conditions of the environment, availability of utilities and surrounding land use patterns dictate that residential densities and the amount of land covered by impervious surfaces remain low. Generally these are areas farther from commercial/service centers, acting as transition between conventional suburban residential development densities and rural densities, and where public water but not sanitary sewers are expected.

B. Uses permitted. The following uses are permitted:(1) A single-family detached dwelling, which must have a two-car private garage.

(2) One-story accessory building. (See § 208-14G herein.)

(3) Customary home occupation. (See § 208-8, Definitions.)

(4) Public buildings or grounds (see § 208-8, Definitions), excluding convalescent centers, hospitals and other group quarters not located in an existing single-family home.

(5) Agriculture and agricultural structures for agricultural activity.

(6) Bed and breakfast establishment.

§ 208-38. Residential sensitive district.

A. Purpose and locational criteria. The purposes of this district are to:

(1) Assure that lands identified in the Comprehensive Plan as having exceptional environmental values are developed with minimal disturbance to the environment.

(2) Maintain low density in areas with poor transportation networks and physical constraints to development.

(3) Assure compatible types and densities of development.

(4) Encourage innovation in subdivision design.

B. Uses permitted. The following uses are permitted:(1) One single-family dwelling per lot which must have a two-car garage.

(2) One-story accessory building to single-family dwelling.

(3) Customary home occupations.

(4) Agriculture and agricultural structures for agricultural activity.

(5) Public buildings and grounds, as defined in this chapter, shall not be permitted, except in accordance with § 208-12 or 208-13.

(6) The following uses, upon obtaining a special permit from the Town Board as provided in § 208-54.

(a) Kennels, provided that there is at least five acres and that there is no outside keeping of animals.

(7) Bed and breakfast establishment.