

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Town of Thompson

Local Law No. 13 of the year 2019

A local law amending the Schedule of District Regulations for Rural Residential-1 and Rural Residential-2 contained in Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

1. Schedule 250 Attachment 2:2 (Rural Residential-1 District)) Schedule of District Regulations and Schedule 250 Attachment 3:1 (Rural Residential-2 District) Schedule of District Regulations are amended as follows and as reflected on Schedule "A" attached hereto and incorporated herein.

	<u>Maximum Permitted Percentage of Lot Coverage</u>
Parks, libraries and museums	15%
Clubhouses for social organizations, and related recreational facilities	15%
Schools and colleges, including dormitories, playgrounds, and other related uses	15%

2. Except as herein specifically amended, the remainder of Chapter 250 of such code shall remain in full force and effect.
3. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
4. Except as herein otherwise provided penalties for the violation of this local law, any person committing an offense against any provision of the chapter of the Code of the Town of Thompson shall, upon conviction thereof, be punishable as provided in Chapter 1, General Provisions, Article II, of such Code.
5. This local law shall take effect immediately upon filing with the Secretary of State.

Proposed

(Complete the certification in the paragraph that applies to the filing of this local law and strike out the matter therein which is not applicable.)

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 2019 of the Town of Thompson was duly passed by the Town Board on _____, 2019 in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by Elective Chief Executive Officer*)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 2019 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2019 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 2019, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 2019 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2019 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 2019, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum, and final adoption because no valid petition filed requesting referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 2019 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2019 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 2019 in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, chairman of the county legislative body, the mayor of a city or village or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2019 of the City of _____ having been submitted to referendum pursuant to the provisions of sections 36/37 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at a special/general election held on _____ 2019 became operative.

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2019 of the County of _____, State of New York, having been submitted to the electors at the General Election of November ____ 2019, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide the appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

~~Clerk of the county legislative body, city, town, village clerk or officer designated by local legislative body~~

Date: _____, 2019

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality)

STATE OF NEW YORK
COUNTY OF SULLIVAN

I, the undersigned, do hereby certify that the foregoing local law contains the correct text and that all proper proceeding have been had or taken for the enactment of the local law annexed hereto.

Date: _____, 2019

Attorney for Town of Thompson

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 3

Town of Thompson

Schedule of District Regulations

RUR-2 Rural Residential District

[Added 6-7-2005 by L.L. No. 1-2005; amended 6-20-2005 by L.L. No. 5-2005; 8-18-2009 by L.L. No. 5-2009; 12-1-2009 by L.L. No. 7-2009; 1-5-2010 by L.L. No. 1-2010; 1-17-2012 by L.L. No. 1-2012; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

RUR-2 Rural Residential District

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required							Maximum Permitted				
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Depth Side Yards (feet)	Habitable Dwelling Area (square feet)	Density Units per Acre	Percentage of Lot Coverage	Building Height (feet)	
Home occupations	1-family dwellings, not to exceed 1 per lot.	2-family dwellings, not to exceed 1 per lot.	2 acres	150	300	50	50	50	20	50	1,000 and 20 feet wide	1.0	10%	30
Processing and sale of farm produce		Bred-and-breakfast and Inns With central sewer	20,000 square feet	100	125	40	50	50	25	50	N/A	1.0	30%	35
Keeping not more than 2 farm animals on lots of under 5 acres, or 1 additional farm animal per 1 additional acre in lots of 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line		Without central sewer	40,000 square feet	150	150	50	50	50	35	70	N/A	1.0		
Rental offices		Pieces of worship and related parish houses, seminaries, convents and related uses	3 acres	150	150	50	50	50	50	100	1,000	1.0	15%	35
Related recreational uses not closer than 100 feet to any property line		Parks, libraries and museums	3 acres	150	150	50	50	50	50	100	N/A	N/A	15% ^a	35
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet to any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC		Childcare for social organizations and related recreational facilities	3 acres	150	150	50	50	50	50	100	N/A	N/A	15% ^a	35
1-4 farm identifying the permitted uses, not to exceed 20 square feet in area, and which may be illuminated		Schools and colleges, including dormitories, playgrounds and other related uses	3 acres	150	150	50	50	50	50	100	N/A	4.0	15% ^a	
1 directly illuminated announcement signs for schools, churches and other institutional uses not to exceed 12 square feet in area and not closer than 15 feet to any lot line			5 acres	150	300	50	50	50	35	70	N/A	N/A	30% ^a	35
Real estate signs not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located		The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line: Growing of crops, orchards or nurseries Keeping of not more than 25 fowl Keeping of not more than 10 farm animals, plus 1 additional farm animal per 1 additional acre in excess of 5 acres	25 acres	150	300	50	50	50	35	70	N/A	N/A	30% ^a	35
Directional signs for off-street parking areas not to exceed 2 square feet in area in nonresidential areas		Harvesting of forest products and wild crops Hunting and fishing cabins containing less than 400 square feet of floor area	10 acres	150	300	50	50	50	35	70	N/A	1.0	30%	35

THOMPSON CODE

RR-1 Rural Residential-1 District

Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required						Maximum Permitted				
		Lot Area	Width (feet)	Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One-Side Yard (feet)	Both-Side Yards (feet)	Inhabitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
<p>Accessory Uses</p> <p>Private garage for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit, nor space therein for more than 1 car is leased to a nonresident of the premises. The total area for vehicle entrance doors shall not exceed 216 square feet, nor may any door exceed 8 feet in height nor be greater than 16 feet in width. Structures shall not occupy an area greater than 1,000 square feet or be greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet, nor may any garage be located on a lot closer to the lot buildable portion of the lot. Siding and exterior finishes shall be compatible with the principal building.</p>	Commercial recreational facilities, except drive-in theaters	3 acres	150	150	70	50	50	100	N/A	N/A	30%	35
	Essing and drinking establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	Nursing homes, medical and dental clinics	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	Child-care facilities in accordance with § 250-32	3 acres	150	300	50	50	50	100	N/A	N/A	30%	35
	Shipping of land in accordance with § 250-29	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Places of worship and related parish houses, seminaries, convents and related uses	3 acres	150	300	50	50	50	100	1,000	1.0'	15%	35
	Public libraries and museums	3 acres	150	300	50	50	50	100	N/A	N/A	15% ^{a/b}	35
	Clubs, fraternal and social organizations, and related recreational facilities	3 acres	150	300	50	50	50	100	N/A	N/A	15%	35
	Schools and colleges, including dormitories, playgrounds and other related uses	3 acres	150	300	50	50	50	100	N/A	4.0	15% ^{a/b}	35
	Public utility structures and rights-of-way	3 acres	150	150	50	50	50	100	N/A	N/A	15%	45
Planned unit developments in accordance with § 250-27	30 acres	500	500	100	50	50	100	1,000	2.0	15%	30	
Cemeteries	5 acres	300	300	50'	50'	50'	50'	N/A	N/A	15%	30	