

**Town of New Scotland**

**Albany County**

**New York**

**ZONING**

**LAW**

Local Law #3  
2000

439-9153

2.401. "R-F" Residential-Forestry

Permitted Uses

4. Private non-profit and (or) public outdoor recreational facilities (uses)
6. ~~Essential Services~~
9. ~~Less than 5 acre parcel horses (private max. 3)~~  
(One acre minimum per horse)

Special Uses

8. Essential service ~~buildings~~ structures
9. Boarding and riding stable and/or arena
10. Animal hospital, clinic and/or kennel
12. [Commercial] radio or transmission towers
14. [Day care center]
15. (Amateur radio or transmission towers)
16. (Farming activity, personal)
17. (Horses, less than 5 acres)

\* In calculating the minimum acreage required of building lots, lands within the boundary of Federal or State designated wetlands, and lands with a ~~(natural)~~ slope greater than ~~seventeen~~ percent (17%) shall not be included.

2.402. "R-A" Residential-Agricultural

Permitted Uses

4. Private non-profit (or) public outdoor recreational facilities (uses)
6. ~~Essential Services~~
7. ~~Less than 5 acre horses (private max. 3)~~  
(one acre minimum per horse)

Special Uses

4. Essential service ~~buildings~~ structures
5. Farming Activity, Personal
6. Boarding and riding stables and arenas
12. Animal hospital ( clinic) and/or kennels
19. (Horses, less than 5 acres)
20. (Day Care Center)

\*\* In calculating the minimum acreage required of building lots, lands within the boundary of Federal or State designated wetlands, and lands with a ~~(natural)~~ slope greater than seventeen percent (17%) shall not be included.

2.403. "M.D.R." Medium Density Residential

Permitted Uses

3. Private Non-profit and (or) public outdoor recreational facilities uses
5. ~~Essential services~~
8. (Forest management)

Special Uses

3. Essential service structures
9. Horses - less than 5 acres ~~(private max. 3)~~
13. Boarding and riding stables and/or ~~kennels~~ (arenas)
15. Animal hospital, (clinic and/or kennels.)
16. (Day care center)
17. (Farming Activity, Personal)

\* Type of Utility:  
Class 3 - On-Lot water and/or sewage disposal.

\*\* In calculating the minimum acreage required of building lots, lands within the boundary of Federal or State designated wetlands, and lands with a ~~natural~~ slope greater than seventeen percent (17%) shall not be included.

2.404. "R-2" Residential Conservation

Permitted Uses	Special Uses
4. Private non-profit and public outdoor recreational facilities uses	4. Essential service buildings (structures)
6. <del>Essential services</del>	5. Boarding and riding stables and/or kennels (arenas)
7. <del>Less than 5 acres - horses (private maximum?) (one acre minimum per horse)</del>	8. Animal hospital, (clinic and/or kennel.)
	9. (Day care center)
	10. (Farming Activity, Personal)
	11. (Horses - less than 5 acres)

In calculating the minimum acreage required of building lots, lands within the boundary of Federal or State designa wetlands, and lands with a natural slope greater than seventeen percent (17%) shall not be included.

2.405. "R-H" Residential Hamlet.

Permitted Uses	Special Uses
4. <del>Essential services</del>	3. Essential service (structures)
5. Private non-profit and (or) public outdoor recreational facilities (uses)	15. <del>Less than 5 acres - horses (private, max. 3)</del>
	15. Horses - less than 5 acres
	17. (Day care center)
	18. (Animal clinic)

In calculating the minimum acreage required of building lots, lands within the boundary of Federal or State designated wetlands, and lands with a natural slope greater than seventeen percent (17%) shall not be included.

2.406 "C-H" Commercial - Hamlet

COMMERCIAL

(\*class)

(1.)			(4,000)			
(2.)	20,000	100	100	(4,000)	30	15 30

Permitted Uses	Special Uses
5. <del>Essential services</del>	10. (Self storage buildings)
	14. (Essential service structures)
	15. (Animal Clinic)

In calculating the minimum acreage required of building lots, lands within the boundary of Federal or State designated wetlands, and lands with a natural slope greater than seventeen percent (17%) shall not be included.

**2.406 "C-H" Commercial - Hamlet**  
 Statement of Purpose:

This is a district in the center of the Hamlet and is designed to continue the rural town character. It provides services and shopping opportunities to the residents of the Hamlet and to visitors. It is a district that is designed to promote the pleasant residential characteristics and shopping environment of a small village.

Minimum Lot Size in Square Feet *class	Yard Dimensions Minimum Lot		COMMERCIAL Maximum Building Area for Each Store in Square Feet	Minimum Yard Setbacks in Feet Each Side		
	Width in Feet	Depth in Feet		Front	Yard	Rear
1. 10,000	100	100	4,000	30	15	30
2. 20,000	100	100	4,000	30	15	30

Minimum Lot Size in square feet *Class	Minimum Lot Width in Feet	Minimum lot area Per Family in square feet	RESIDENTIAL Minimum Yard Setbacks		
			Front	Each Side Yard	Rear
1. 10,000	100	7,500	30	15	30
2. 20,000	100	10,000	30	15	30

**Uses Allowed by Permit**

1. Retail businesses
2. Business office
3. Banks
4. Accessory use
5. Personal Service Outlets.
6. Mortuary funeral home
7. Restaurants & taverns
8. Home Occupation
9. Professional Service Outlets
10. Clinics
11. Day Care
12. Amateur Radio Tower

**Special Uses**

1. Automobile service or filling station
2. Dry cleaning
3. Religious institution
4. Community center
5. Private non-profit and public recreation
6. Private club
7. Parking area
8. Auto sales and service
9. Day Care Center
10. Self storage buildings.
11. Single-family dwelling
12. Two-family dwelling
13. Multi-family dwelling
14. Animal Clinic.
15. Essential Service Structures.

\* Type of Utility:

- Class 1 - Public water and sewer
- Class 2 - On-lot water and/or sewage disposal

In calculating the minimum acreage required of building lots, lands within the boundary of Federal or State designated wetlands, and lands with a slope greater than seventeen percent (17%) shall not be included.

**2.407. "COM" Commercial**

Statement of Purpose:

These areas permit business development in the Town. These areas have to be relatively large to provide for a selection of stores and adequate parking.

COMMERCIAL						
*class	Minimum Lot Size in feet		Minimum Yard Setbacks			
	Area in Sq. Ft.	Width in Feet	Front	Each Side Yard	Rear	
1	33,000	120	50	15	15	
2	44,000	140	50	15	15	

RESIDENTIAL						
*class	Minimum Lot Area in Square Feet	Size Width in Feet	Minimum Lot Area Per Family in Square Feet	Minimum Yard Setbacks in Feet Each Side		
				Front	Yard	Rear
1.	33,000	120	30,000	30	15	30
2.	44,000	140	40,000	30	15	30

- Uses Allowed by Permit**
1. Agriculture-farms and nurseries (more than 5 acres) including display, sale of products raised except hogs & pigs
  2. Accessory Uses
  3. Essential Services
  4. Banks
  5. Restaurants & Taverns
  6. Motels, hotels, and/or Inns
  7. Theaters
  8. Clinics
  9. Commercial Recreation
  10. Office, private or public
  11. Parking Areas
  12. Retail business
  13. Professional services
  14. Day Care
  15. Municipal Bldgs. & Facilities
  16. Home Occupation
  17. Bldg. Supply Facility
  18. Educational Uses
  19. Amateur Radio Tower

- Special Uses**
1. Single-family dwelling
  2. Two-family dwelling
  3. Multi-family
  4. Essential service structures.
  5. Cemeteries
  6. Churches
  7. Automobile service or filling station
  8. Auto sales & service
  9. Shopping facilities consisting of more than one store
  10. Car washes
  11. Illuminated signs
  12. Self storage buildings
  13. Animal hospital, clinic and/or kennel
  14. Day Care Center
  15. Farming Activity, Personal
  16. Horses, less than 5 acres

Type of Utility: Class 1- Public water and sewer

Class 2 - On-lot water and/or sewage disposal

In calculating the minimum acreage required of building lots lands within the boundary of Federal or State designated wetlands and lands with a slope greater than seventeen percent (17%) shall not be included.

**2.408. "Ind" Industrial**

**Statement of Purpose:**

This area provides for the establishment of industrial facilities, warehousing and related activities. A variety of types of manufacturing and offices are permitted, provided they are in keeping with the goals of the community.

INDUSTRIAL						
*Class	Minimum Area in Square Feet	Lot Size Width in Feet	Minimum Yard Setbacks in Feet			
			Front	Side	Rear	
1	40,000	160	40	25	50	
2	50,000	200	40	25	50	

RESIDENTIAL			RESIDENTIAL			
*Class	Minimum Area in Square Feet	Lot Size Width in Feet	Minimum Lot Area Per Family	Minimum Yard Setback in Feet		
				Front	Yard	Rear
1	33,000	130	30,000	30	25	30
2	44,000	140	40,000	30	25	30

**Uses Allowed by Permit**

1. Agricultural-farms and nurseries, (more than 5 acres) including display, sale products raised, except hogs & pigs
2. Accessory uses
3. Public facilities
4. Offices, private or public
5. Wholesale businesses
6. Home occupations
7. Public buildings
8. Warehousing & Distribution
9. Self-service Storage Facilities
10. Any manufacture, compounding, processing, packing, treatment, warehousing or storage of goods and products, provided the use meets the standards of the State Of New York

**Special Uses**

1. Commercial and retail uses servicing the industrial area
2. Research and testing laboratories
3. Industrial parks
4. Animal hospital, clinic and/or kennel
5. Single-family dwelling
6. Public garages
7. Trucking terminal
8. Essential service structures
9. Horses, less than 5 acres
10. Illuminated signs
11. Auto wrecking facilities
12. Municipal facilities
13. Building or construction business
14. Building supply facility
15. Boarding and riding stables and/or arenas
16. Composting of sludge, yard waste and other solid waste
17. Agribusiness, including composting of cow, sheep and/or horse manure and associated bedding materials
18. Industrial lot
19. Farming Activity, Personal

**\* Type of Utility**

- Class 1 - Public Water and sewer
- Class 2 - On-lot water and /or sewage disposal

In calculating the minimum acreage required of building lots, lands within the boundary of Federal or State designated wetlands, and lands with a slope greater than seventeen percent (17%) shall not be included.

2.407. "COM" Commercial

Permitted Uses

Special Uses

- 3. ~~Essential Services~~
- 14. ~~Day Care Center~~
- 20. (Day Care)

- 4. Essential service ~~buildings~~ structures
- 12. (Self storage buildings)
- 13. (Animal hospital, clinic and/or kennel)
- 14. (Day care center)
- 15. (Farming activity, personal)
- 16. (Horses, less than 5 acres)

In calculating the minimum acreage required of building lots lands within the boundary of Federal or State designated wetlands and lands with a natural slope greater than seventeen percent (17%) shall not be included.

2.408. "Ind" Industrial

Permitted Uses

Special Uses

- 2. ~~Essential services~~

- 4. Animal hospital and/or (clinic)
- 8. Essential service ~~buildings~~ structures
- 18. (Farming activity, personal)
- 19. (Horses, less than 5 acres)
- 20. (Animal hospital, clinic and/or kennel)

In calculating the minimum acreage required of building lots, lands within the boundary of Federal or state designated wetlands, and lands with a natural slope greater than seventeen percent (17%) shall not be included.

2.500 Additional Requirements & standards:

Additional Standards:

~~2. No merchandise, products, equipment, advertising or similar material or other objects are to be displayed or stored outside the structure except permitted signs and commercial vending machines.~~

(5) ) foot landscaped strip is maintained between any parking area and any property line abutting any street or road. This applies for corner lots with two street faces. Parking is encouraged to locate within side yards where practical.

4. Parking is not allowed in the area between the principal building front face and the pavement edge of any street or road unless an ~~eighty (80)~~ (fifty five (55) foot setback is provided for any structure, and a ~~thirty-five (35)~~ five

5. Front, side and rear setbacks and ~~side yards~~ are to be landscaped as may be required by the Planning board. in accordance with any landscape requirements of this law. At least the first twenty (20) feet adjacent to any side or rear lot line is to be landscaped with trees, shrubs, & groundcovers.

6. A minimum buffer area of ~~fifty (50)~~ (thirty (30) feet in width is to be maintained along ~~any common property-line~~ (between any commercial structure and a residential district or an existing dwelling in use.) with a ~~residential district or dwelling in use in~~ accordance with any ~~buffer standards outlined in this~~ Law.

11.b A Plan should be conceptual in nature. It must identify major development opportunities and constraints associated with the site. ~~This information is to be prepared by a registered architect, landscape architect, or registered professional engineer.~~

### 3.100. Parking

Public, off-street parking in lieu of on-site parking may be utilized to fulfill parking requirements ~~when as provided for this purpose~~ (approved by the Planning Board)

3.101. Design of Off-Street Parking Facilities. The following parking area design standards shall apply (to all uses except one and two family structures):

e. A screen planting of appropriate plant material ~~not less than three feet in height~~ is to be provided between off-street parking areas and any lot line except where a building intervenes or where the distance between such areas and the lot line is greater than fifty (50) feet.

3.200. Off Street Loading  
(for all Commercial and Industrial uses:)

### 3.201

E. Whenever: a) there exists a lot with one or more structures on it constructed before the effective date of this code, and b) a change in use not involving any enlargement of a structure is proposed for such lot, and c) the loading area requirements of this section cannot be satisfied because there is insufficient area available on the lot that can practicably be used for loading and

unloading, then the developer need only comply with this section to the extent reasonably possible (as determined by the Planning Board).

3.302. Height Regulations.

In the case of a building other than a single-family dwelling, including commercial and industrial buildings, and/or structures, no part thereof shall exceed three (3) stories with a maximum height of forty-five (45) feet, except church spires or belfries, windmills, solar panels, silos (towers) and smoke stacks. No such structure shall hinder solar access of any adjacent parcel of land.

3.303. Front Yard setback. Not

withstanding provisions for front yards elsewhere in these regulations, on streets with less than fifty (50) foot right-of-way or where the right-of-way line is not known, the front yard

requirement shall be measured from the centerline of the existing roadway and twenty-five (25) feet shall be added to the front yard requirement. (a point twenty five (25) feet from the centerline of the existing roadway.)

(3.304.1)

3.403. Regulation of Non-conforming Uses.

~~Except as provided herein, no nonconforming use may be enlarged, extended, reconstructed, substituted or structurally altered.~~

3.403.2 D. With ~~special~~ authorization from the Planning Board, the inspector may allow up to a 25% expansion of a nonconforming use. A larger expansion would require an area variance from the ZBA. ~~Special authorization shall be solicited from t~~ The applicant (shall) by ~~submitting~~ submit the following documentation at least two weeks (14 days) prior to the Planning Board meeting at which it is to be introduced, on forms prescribed by the Inspector:

1. A completed application form, containing the applicant's (owner's) name, (and) address. If the applicant is not the owner, the applicant's name, address and interest in the property), the name of the owner of the subject property (if different from the applicant); the subject property address; the current zoning district classification and present use of the subject property.
2. (If represented by others, a statement of consent by the property owner allowing for the representation.)
4. (A copy of the deed of record documenting ownership of the subject property.)

3.405.1 Partial Damage

A. Where ~~any~~ (any) structure containing a non-conforming use is partially damaged or destroyed by any means to the extent of fifty percent (50%) or less of the cost of replacement of the structure new, repairs may be made to reconstruct the structure and use as it existed prior to the damage. No repairs or restorations shall be made which increase the degree of any yard, volume of space, parking or other nonconformity existing prior to the damage. In all cases they may be allowed to lessen the degree of nonconformity.

3.500. Temporary (Construction) Structures

3.900. Storage of Motor Homes, Boats, Trailers and ~~Trucks~~

No ~~unregistered~~ motor home, boat trailer or truck shall be placed in the front yard or side yard in any district. In addition, when such vehicles or boats are stored elsewhere, they shall be stored in a manner that is not ~~obvious~~ (unsightly)

4.000. Purpose

The purpose of Special Use Permits is to provide for evaluation and approval of uses, beneficial and allowable (, as a Special Use,) within a particular zoning district, provided

certain controls and conditions are implemented and/or exist. A Special Use Permit shall not involve the varying of this law, but rather assurance of compliance with provisions stated, which make Special Use Permits compatible with other allowed uses within the zoning district.

4.201.

3. (An application containing the owner's name and address. If the applicant is not the owner, the applicant's name, address and interest in the subject property, address; the current zoning district classification and present use of the subject property.)

4. (If represented by others, a statement of consent by the property owner allowing for the representation.)

5. (A copy of the deed of record documenting ownership of the property.)

C. The applicant (owner, or an agent authorized by the owner,) shall be present to participate in the preapplication conference. Upon mutual agreement between the Planning Board and the applicant or applicant's agent, a preapplication conference may be rescheduled exceeding the time limits established in Section 4.201.B.

4.300.

A. A completed application form, containing the applicant's- (owner's) name, (and) address. If the applicant is not the owner, the applicant's name, address and interest in the property; the name of the owner of the subject property (if different from the applicant); the subject property address; the current zoning district classification and present use of the subject property.

B. (If represented by others, a statement of consent by the property owner allowing for the representation.)

4.300.

C. (A copy of the deed of record documenting ownership of the proper

(F.) The following site information shall be required any may be provided in (on) the site plan or on additional drawings, as appropriate:

G. The names and mailing addresses of all owners within five hundred (500) feet of the property (boundary) to which the application applies.

H. (A copy of the deed of record documenting ownership of the subject parcel.)

5.001.

A. Prior to approval of a building permit for any project to which this section applies, a site plan must be approved by the Planning Board and file(d) with the Town Clerk.

3. Any expansion, or successive expansions within a three (3) year period, of an existing commercial or industrial property or multiple dwelling which involves cumulatively increasing the gross floor area of an existing structure by more than twenty (20) percent, provides(d) such expansion involves at least five hundred (500) square feet;

5.005.

A. A completed application form, containing the applicant's (owner's) name, (and) address and if the applicant's name and address and interest in the property; ~~the name of the owner of the subject property (if different from the applicant);~~ the subject property address; the current zoning district classification and present use of the subject property.

B. (If represented by others, a statement of consent allowing for the representation.)

C. (A copy of the deed of record documenting ownership of the

5.005

(I) A copy of the deed of record documenting ownership of the subject property.)

5.101.2

2. ~~and such~~ (Any) preliminary plans as may be required for an understanding of the proposed development.

3. (A copy of the deed of record documenting ownership of the subject parcel)

4. (If the applicant is not the owner, the applicant's name, address and interest in the property,)

5. (If represented by others, a statement of consent allowing for the representation,)

6. ~~and~~ Any ~~such~~ additional information as may be required by the Planning Board and/or Town Board.

#### 5.200. Essential Services

Public utility services shall include (telephone and) electric substations, transformers, switches, and auxiliary apparatus serving a distribution area, and water and sewage pumping stations in all districts and shall be subject to the following regulations:

C.

With ~~special~~ authorization from the Planning Board, the Inspector may allow up to a 25% expansion of a mobile home outside a undirected drainage.

5.302.

B. A mobile home dwelling located outside of a mobile home park in lawful existence prior to the adoption or subsequent amendment of this Law may be maintained, repaired, structurally altered or may be the site of a minor exterior structural addition or alteration, such as the addition of an unenclosed porch, deck, stairway, or accessory structure, or other similar facility

construction conforms in all respects to the affected district's height, setback and yard requirements and does not mobile home park. A larger expansion would require an (a) variance from the ZBA.

Special- Authorization shall be solicited from the applicant (Planning Board) by submitting the following documentation at least two weeks (14 days) prior to the Planning Board) by submitting the following documentation at least two weeks (14 days) prior to the Planning Board meeting at which it is to be introduced, on forms prescribed by the Inspector.

1. A completed application form, containing the applicant's (owner's) name, (and) address. and (If the applicant is not the owner, the applicant's name, address and interest in the property) ~~the name of the owner of the subject property (if different from the applicant);~~ the subject property address; the current zoning district classification and present use of the subject property.
2. (If represented by others, a statement of consent allowing for the representation.)
3. (A copy of the deed of record documenting ownership of the subject property.)

#### 5.500. Towers

Where radio, microwave, electric and transmission towers or satellite dishes are permitted as a special use in zones, such towers or dishes shall be placed ~~at the highest point of elevation~~ practical. first consider the following options:

1. Shared use of existing towers.
2. Shared use of municipal facilities.
3. Shared use of existing structures.

Reasons why shared use cannot be utilized under 1., 2., or 3. Above shall be documented in writing and submitted with the application for Planning Board determination.

8.100.

The standards and requirements of this Law may be modified by the Planning Board in the case of subdivisions ~~for~~ (,) complete communities (,) ~~or~~ neighborhood units or other large scale developments which, in the judgement of the Planning Board achieve substantially the objective of the regulations contained herein and which are further protected by such covenant or other legal provisions as will ensure conformity to and achievement of the plan. Such developments must still comply with all applicable standards for ~~Sliding Scale Development~~ and Cluster Development as set forth in the Town of New Scotland Zoning Law.

8.200. (Application) Procedure ~~for Applying~~

A. Applications for waivers and modifications shall be submitted in writing by the ~~subdivider~~

9.401.

7. (Applicant's interest in the property)

(applicant) at the time the ~~Preliminary Plat~~ (application) is filed with the Inspector. The application shall state fully the grounds and all the facts relied upon by the applicant.

B. Applications for reconsideration shall be submitted to the Inspector, in writing by the ~~subdivider~~ (applicant), not less than fourteen (14) calendar days in advance of a regularly scheduled Planning Board meeting at which reconsideration is desired.

9.404

A. Upon receipt of any application to the ZBA, the ~~ZBA~~ Inspector shall transmit a copy of said application to the Planning Board and shall request that the Planning Board shall submit a report of such advisory opinion within forty-five (45) days and prior to the time set for the ZBA to render its decision. Failure of the Planning Board to submit such report shall be interpreted as a "no recommendation" opinion by the Planning Board.

9.500.

A. The ZBA shall decide each appeal within sixty FIVE ~~(60)~~ (65) days from the date of the final hearing, and notice shall be given to all parties in interest in accordance with S267 of New York State Town Law.

At the hearing any party may appear in person or be represented by an agent or attorney.

9.600.

~~Where there are practical~~ difficulties (When benefit to the applicant outweighs health, safety and welfare issues) or (when unnecessary hardships (are encountered by the applicant) in ~~the way of~~ carrying out the strict letter of this Law, the ZBA shall have the power in passing upon appeals, to vary or modify the application of any of the regulations or provisions set out here, in a way which observes the spirit of this Law. In carrying out this power, the ZBA may modify a remedy requested by the appellant and prescribe and approve a remedy, the specifics of which, in their opinion, most closely effect the intent of this Law.

10.304. Temporary Certificates Of Occupancy. Upon request, the Inspector may issue a temporary certificate of occupancy, use or compliance for a building or structure or part thereof before the entire work covered by the building permit shall have been completed, provided that such portions as have been completed may be occupied safely without endangering life or the public health and welfare. A temporary certificate of occupancy, use or compliance shall remain effective for a period not exceeding three (3) months from its date of issuance. For good cause, the Inspector may allow a maximum of two (2) extensions for periods not exceeding three (3) months (each).

10.402

E. Failure to Comply with notice. any person who shall fail to comply with a written notice from the Inspector, within the time fixed for compliance therewith, and any owner, builder, architect, tenant, contractor, subcontractor, construction superintendent or

thier agents who shall fail to comply with any lawful order, notice, directive, permit or certificate of the Inspector made thereunder shall be guilty of an offense punishable by a fine not exceeding three hundred fifty dollars (\$350.00) or imprisonment for a period not to exceed ~~six (6) months~~ fifteen (15) days, or both for conviction of a first offense; for conviction of a second offense both of which were committed within a period of five (5) years, punishable by a fine not less than three hundred fifty dollars (\$350.00) nor more than seven hundred dollars (\$700.00), or imprisonment for a period

not to exceed ~~six (6) months~~ fifteen (15) days, or both; and, upon conviction for a third or subsequent offense all of which were committed within a period of five (5) years, punishable by a fine of not less than seven hundred dollars (\$700.00) nor more than one thousand dollars (\$1,000.00) or imprisonment for a period not to exceed ~~six (6) months~~ fifteen (15) days, or both. Each week's continued violation shall constitute a separate additional violation.

13.000

G. the word "building" shall include the work(d) "structure".

13.120 Clinics ~~see Hospital~~

An institution providing health care services on an outpatient basis for medical care of the sick or injured including such

related facilities as laboratories, central service, training and staff offices.

13.136 Farming Activity, Personal. A parcel of land less than five (5) acres used for farming, agriculture and/or nursery activities. The display and sale of products grown on site for retail purposes and the raising of livestock, poultry or fowl (except hogs and pigs) shall be allowed only by special use permit. The provisions of this article shall not apply to family garden produce grown on site.

13.152 Kennel. An establishment to house dogs, cats or other household pets for commercial purposes, other than litters under six months of age. Where grooming, breeding, training or selling of dogs, cats, or other household pets is conducted as a commercial activity.

13.195 Structure.

Anything constructed or erected on the ground or which is attached to something located on the ground. Structures include (ing) buildings, radio and TV towers, sheds, signs, and carports and retaining walls over five feet in cumulative height.

13.200 Tower. A structure for supporting any device for the commercial transmission or reception of various types of signals for purpose of communication through mediums, including, but not limited to antennas, television and radio devices, satellite dishes, microwave dishes and devices that send or receive electromagnetic waves or those types of signals.

13.201. Amateur Radio Towers Radio towers owned and operated by an amateur radio operator, licensed by the Federal Communications Commission (FCC) and used solely for noncommercial purposes, without any financial compensation. The height of a amateur radio tower including antennas shall be the minimum.

\*\* Additional Town Laws and Ordinances:

Subdivision Law  
Public Asserblage  
Hawking and Peddling  
Storage of Junk and Junk Yards  
Dog Control