

**Schedule A
Town of Schoharie Land Use Chart**

	Rural-Agricultural	Commercial	Industrial	Hamlet	Barton Hill Overlay	Floodplain *	Planned Development District
RESIDENTIAL							
1-Family or 2-Family Dwelling	ZP	ZP	NA	ZP	ZP	ZP & FPP	ZC & SPR
Mobile Home	ZP	ZP	NA	NA	ZP	ZP & FPP	ZC & SPR
Accessory Structure	ZP	ZP	NA	ZP	ZP	ZP & FPP	ZC & SPR
Apartment House / Apartment Complex	SUP & SPR	SUP & SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Multi-Family Dwelling	SUP & SPR	SUP & SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Boarding House	SUP & SPR	SUP & SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Mobile Home Park	SUP & SPR	NA	NA	NA	NA	NA	ZC & SPR
Townhouse / Condominium	SUP & SPR	SUP & SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Accessory Apartment	ZP	SUP	NA	ZP	ZP	SUP & FPP	ZC & SPR
COMMERCIAL BUSINESS							
Bar / Nightclub	SUP & SPR	SPR	NA	SUP & SPR	NA	NA	ZC & SPR
Country Inn / Bed & Breakfast	SPR	SPR	NA	SPR	SPR	SPR & FPP	ZC & SPR
Day Care	SPR	SPR	NA	SPR	SPR	NA	ZC & SPR
Drive-Up Window	NA	SPR	NA	NA	NA	NA	ZC & SPR
Junkyard	NA	NA	SUP & SPR	NA	NA	NA	ZC & SPR
Home Based Business	ZP	ZP	NA	ZP	ZP	ZP & FPP	ZC & SPR
Hotel / Motel	SUP & SPR	SPR	NA	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
Kennel	SUP & SPR	NA	SUP & SPR	NA	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Stable - Commercial	SPR	NA	NA	NA	SPR	SPR & FPP	ZC & SPR
Veterinarian	SUP & SPR	SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Nursery / Garden Shop	ZP	SPR	NA	SUP & SPR	SPR	SUP & SPR & FPP	ZC & SPR
Nursing/Convalescent Home	SUP & SPR	SUP & SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Motor Vehicle Service Station	SUP & SPR	SUP & SPR	SUP & SPR	SUP & SPR	NA	NA	ZC & SPR
Office Building	SPR	SPR	NA	SPR	NA	SUP & SPR & FPP	ZC & SPR
Personal Service	SUP & SPR	SPR	NA	SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Service Business	SUP & SPR	SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Restaurant	SUP & SPR	SPR	NA	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
Retail Building (Small Product)	SUP & SPR	SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR
Retail Building (Large Product)	SUP & SPR	SUP & SPR	NA	SUP & SPR	NA	NA	ZC & SPR
Mixed Use	SUP & SPR	SUP & SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR

ZP = Zoning Permit
 FPP = Floodplain Permit
 SUP = Special Use Permit
 * See Official Floodplain Maps

SPR = Site Plan Review
 ZC = Zoning Change
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RECREATION/ENTERTAINMENT (PUBLIC USE)							
Indoor Recreation	SUP & SPR	SUP & SPR	NA	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
Indoor Other (theater, music hall etc.)	SUP & SPR	SPR	NA	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
Motor Sports Facility	NA	NA	NA	NA	NA	NA	ZC & SPR
Outdoor Recreation	SUP & SPR	SUP & SPR	NA	NA	NA	SUP & SPR & FPP	ZC & SPR
Campground	SUP & SPR	NA	NA	NA	NA	SUP & SPR & FPP	NA
Outdoor Other	SUP & SPR	SUP & SPR	NA	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
RV Park	SUP & SPR	NA	NA	NA	NA	SUP & SPR & FPP	NA
INDUSTRY							
Forestry Use & Structure	SUP & SPR	NA	SUP & SPR	SUP & SPR	SUP & SPR	ZP & FPP	ZC & SPR
Manufacturing - Heavy	NA	NA	SUP & SPR	NA	NA	NA	ZC & SPR
Manufacturing - Light	SUP/SPR	SPR	SPR	SUP/SPR	SPR	SUP & SPR & FPP	ZC & SPR
Mining/Resource Extraction	NA	NA	SUP & SPR	NA	NA	NA	ZC & SPR
Natural Gas Exploration and Extraction and Related Uses and Facilities	NA	NA	NA	NA	NA	NA	NA
R&D/Tech	SUP & SPR	SUP & SPR	SUP & SPR	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
Truck Terminal / Heavy Equipment Storage	NA	SUP & SPR	SUP & SPR	NA	NA	NA	ZC & SPR
Warehouse	NA	SUP & SPR	SUP & SPR	NA	NA	NA	ZC & SPR
Wind Energy Facilities (Excluding Small Wind Turbines)	NA	NA	NA	NA	NA	NA	NA
GENERAL							
Airport	SUP & SPR	NA	NA	NA	NA	SUP & SPR & FPP	NA
Agriculture Use & Structure	ZP	ZP	NA	ZP	ZP	ZP & FPP	ZC & SPR
Cemetery	SUP & SPR	NA	NA	SUP & SPR	NA	NA	NA
Community Center	SUP & SPR	SUP & SPR	NA	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
Hospital	SUP & SPR	SUP & SPR	NA	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
Public / Semi-Public Facility	SUP & SPR	SUP & SPR	NA	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
Public Utility / Facilities	SUP & SPR	SUP & SPR	SUP & SPR	SUP & SPR	NA	SUP & SPR & FPP	ZC & SPR
Roadside Stand	ZP	ZP	NA	ZP	ZP	SUP & SPR & FPP	ZC & SPR
Telecommunications	SUP & SPR	SUP & SPR	SUP & SPR	SUP & SPR	SUP & SPR	SUP & SPR & FPP	ZC & SPR

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Minimum Lot Size	2.5 Acres	2.0 Acres	2.0 Acres	0.5 Acres**	See RA	See Underlying District	Set During Local Law Process
Road Frontage	250 Feet	150 Feet	150 Feet	100 Feet			
Front Yard Setback	50 Feet	20 Feet	20 Feet	20 Feet			
Side Yard Setback	25 Feet	25 Feet	25 Feet	25 Feet			
Rear Yard setback	50 Feet	25 Feet	25 Feet	25 Feet			
Maximum Structure Height	35 Feet	35 Feet	35 Feet	35 Feet			
** Subject to Health Department approval for septic system							

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SOLAR ENERGY SYSTEMS							
Level 1	ZP	ZP	ZP	ZP	ZP	ZP & FPP	
Level 2	SPR	SPR	SPR	SPR	SPR	SPR & FPP	
Level 3	SUP & SPR	SUP & SPR	SUP & SPR	NA	SUP & SPR	SUP & SPR & FPP	
Level 4	SUP (TB)** & SPR	SUP (TB)** & SPR	SUP (TB)** & SPR	NA	SUP (TB)** & SPR	SUP (TB)** & SPR & FPP	

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SOLAR ENERGY SYSTEMS							
Lot Size					See RA	See Underlying District	Set During PDD Local Law Process
Level 1 Free standing system Minimum	1.0 acre	1.0 acre	1 acre	.5 acre			
Level 3 Minimum	15 acres	15 acres	15 acres	NA			
Maximum coverage	50%	50%	50%	NA			
Maximum installation coverage	15 acres	15 acres	15 acres	NA			
Level 4	*	*	*	NA			
Setback					See RA	See Underlying District	Set During PDD Local Law Process
Level 1 Front (Free standing system)	NA	NA	NA	NA			
Side	25 feet	25 feet	25 feet	25 feet			
Rear	50 feet	25 feet	25 feet	25 feet			
Level 2 Front – residential	NA	NA	NA	NA			
Front – non-residential	100 feet	100 feet	100 feet	100 feet			
Side, Rear	100 feet	100 feet	100 feet	100 feet			
Level 3 Front, side, rear	100 feet	100 feet	100 feet	NA			
Level 4	*	*	*	NA			
Height					See RA	See Underlying District	Set During PDD Local Law Process
Level 1	20 feet	20 feet	20 feet	20 feet			
Level 2	35 feet	35 feet	35 feet	35 feet			
Level 3	35 feet	35 feet	35 feet	NA			
Level 4	*	*	*	NA			

- * To be determined by SUP approved by Town Board and SPR approved by Planning Board
- NA = Not allowed