

Notes - 5 in each row

TOWN OF MALONE, N. Y. ZONING REGULATIONS

R-S - RESIDENTIAL SEASONAL DISTRICT (APPLIES TO LAKE TITUS)

1. Permitted Primary Uses - Buildings and parcels of land located in the 'R-S' Residential Seasonal District may be constructed, occupied and used for the following purposes:
 - a. With the Particular Restrictions hereinafter Specified for all Shoreline Uses:

One-family dwellings, Two-family dwellings, Camps and seasonal dwellings, Outdoor recreational developments, Overnight campsites, Public utility facilities
2. Permitted Accessory Uses - The following uses and buildings are considered to be accessory to permitted primary uses and are also permitted when located on land adjoining that on which permitted primary uses are located and when both parcels of land are owned by the same party, or when the accessory use is located in the same building as the permitted primary use:

Garages, Toolsheds, Workshops, Storage buildings, Boat houses, Docks, Privies
3. Minimum Lot Width - shall be 99 feet.
4. Minimum Front Yard Depth - shall be fifty feet from the road or shoreline as is appropriate.
5. Minimum Side and Rear Yard Dimensions - shall be fifteen (15) feet.
6. Additional Shoreline Restrictions - shall include the following:
 - a. The removal of vegetation, including trees, will be permitted on shorefront lots provided the following standards are met:
 - 1) Within 35 feet of the mean highwater mark not more than 30 percent of the trees in excess of 4 inches diameter at breast height existing at any time may be cut over any ten-year period.
 - 2) Within six feet of the mean high-water mark no vegetation may be removed, except that up to a maximum of 30 percent of the shorefront may be cleared of vegetation on any individual lot, provided that such clearing will not exceed 100 feet. This provision will be adhered to in addition to (1) above.
 - 3) The above cutting provisions will not be deemed to prevent the removal of diseased vegetation or of rotten or damaged trees that present safety hazards.
 - b. The following minimum shoreline frontages will be required in all land use areas for deeded or contractual access to all such lakes, ponds, rivers or streams for five or more lots, parcels or sites or multiple family dwelling units not having separate and distinct ownership of shore frontage:
 - 1) Where five to nine lots or multiple family dwelling units are involved, a total of not less than 99 feet of shoreline frontage will be required when shoreline access is provided.
 - 2) Where more than nine lots or multiple dwelling units are involved a minimum of seven feet of shoreline for each additional lot or multiple dwelling unit will be required when shoreline access is provided.
 - c. The only type building to be allowed on the shoreline shall be one boathouse per lot for sheltering and storage of boats and equipment, not to exceed twenty (20) feet in width or twelve (12) feet in height.

- d. The minimum setback of any on-site sewage drainage field or seepage pit shall be seventy-five (75) feet provided percolation of the soil is satisfactory (by test) at that distance, otherwise as much farther back as necessary to obtain satisfactory percolation results to accommodate sewage effluent.
7. Wetland Areas - In addition to the foregoing, no use and no alteration of the land, including draining or filling, shall take place until the Notification of Intent for such proposed use or activity has been referred to and approved by the Planning Board.

NOTE: IF YOU SELL YOUR CAMP OR PROPERTY, MAKE SURE THE NEW OWNER IS FAMILIAR WITH THESE ZONING REGULATIONS.

REPRINTED BY 1982-83 LTPA BOARD OF TRUSTEES.
(1982)