



Adopted – DATE

# TOWN OF SHELDON ZONING LAW

Version Date: 7/19/2024

# TABLE OF CONTENTS

<b>ARTICLE I: ENACTMENT AND INTENT .....</b>	<b>1</b>
§100 TITLE .....	1
§101 PURPOSE .....	1
§102 APPLICATION OF REGULATIONS .....	1
§103 CONFLICTS WITH OTHER LAWS.....	2
§104 VALIDITY AND SEVERABILITY.....	2
§105 FEES.....	2
§106 VIOLATIONS AND PENALTIES .....	2
§107 ACTIONS .....	2
§108 ENFORCEMENT OF ZONING LOCAL LAW .....	3
§109 CONSISTENCY WITH COMPREHENSIVE PLAN .....	3
§110 EFFECTIVE DATE .....	3
§111 AMENDMENTS TO ZONING.....	3
§112 RESERVED.....	4
<b>ARTICLE II: PERMITS AND PROCEDURES .....</b>	<b>5</b>
§200 PERMITS REQUIRED .....	5
§201 PRE-APPLICATION CONFERENCE.....	5
§202 APPLICATION PROCEDURE AND REQUIRED INFORMATION .....	5
§203 TYPES OF ZONING PERMITS AND APPROVALS.....	6
§204 ZONING PERMIT GRANTED .....	7
§205 TERMINATION OF PERMIT .....	7
§206 CERTIFICATE OF ZONING COMPLIANCE .....	8
§207 FLOODPLAIN CERTIFICATE .....	8
§208 STOP WORK ORDER .....	8
§209 ZONING PRIVATE ROADS .....	8
§210 RESERVED.....	8
<b>ARTICLE III: ESTABLISHMENT AND DESIGNATION OF ZONING DISTRICTS.....</b>	<b>9</b>
§300 ESTABLISHMENT OF DISTRICTS .....	9
§301 ZONING MAP.....	9
§302 INTERPRETATION OF DISTRICT BOUNDARIES .....	9

§303 RESERVED.....	10
<b>ARTICLE IV: DISTRICT REGULATIONS .....</b>	<b>11</b>
§400 LOW DENSITY DISTRICT (LD) .....	11
§401 HAMLET COMMERCIAL DISTRICT (HC).....	17
§402 GENERAL COMMERCIAL DISTRICT (GC) .....	21
§403 LIGHT INDUSTRIAL DISTRICT (LI) .....	28
§404 ENVIRONMENTAL PROTECTION OVERLAY DISTRICTS (EPOD) .....	34
§405 RESERVED.....	41
<b>ARTICLE V: SUPPLEMENTAL REGULATIONS .....</b>	<b>42</b>
§500 NON-CONFORMING USES, LOTS AND STRUCTURES.....	42
§501 CORNER AND THROUGH LOTS .....	43
§502 CLEAR VIEW OF INTERSECTING STREETS .....	44
§503 HABITATION .....	44
§504 STRIPPING OF TOPSOIL .....	44
§505 YEAR-ROUND DWELLINGS .....	44
§506 SEASONAL DWELLING .....	45
§507 CAMPING UNIT / RECREATIONAL VEHICLES .....	45
§508 ACCESSORY DWELLING UNIT .....	46
§509 SWIMMING POOLS .....	47
§510 SIGNS.....	47
§511 PONDS.....	50
§512 FENCES .....	50
§513 OFF-STREET PARKING.....	51
§514 OFF-STREET LOADING .....	53
§515 JOINT OFF-STREET PARKING OR LOADING FACILITIES .....	54
§516 OUTDOOR STORAGE IN CONJUNCTION WITH RETAIL AND WHOLESALE BUSINESSES.....	54
§517 REFUSE CONTAINERS .....	54
§518 MANURE STORAGE FACILITIES FOR FARMING OPERATIONS.....	54
§519 HOME OCCUPATIONS .....	55
§520 RESIDENTIAL & WORKING FARM ENERGY SYSTEMS .....	56
§521 CHURCHES AND PLACES OF WORSHIP .....	56
§522 LIBRARIES AND MUSEUMS.....	57
§523 PRIVATE SCHOOLS AND PRESCHOOLS .....	57

§524 STATE ENVIRONMENTAL QUALITY REVIEW .....	58
§525 ACCESSORY BUILDINGS AND STRUCTURES .....	59
§526 SOLID WASTE DISPOSAL .....	59
§527 RESERVED .....	59
<b>ARTICLE VI ADMINISTRATION AND ENFORCEMENT .....</b>	<b>60</b>
§600 ENFORCEMENT .....	60
§601 THE TOWN PLANNING BOARD .....	61
§602 ZONING BOARD OF APPEALS .....	64
§603 REQUIRED REFERRALS TO THE COUNTY PLANNING BOARD .....	68
§604 RESERVED .....	69
<b>ARTICLE VII: SPECIAL USE PERMITS AND PROCEDURES .....</b>	<b>70</b>
§700 PURPOSE .....	70
§701 ADMINISTRATION .....	70
§702 PROCEDURE .....	70
§703 FINDINGS .....	71
§704 SPECIAL USE PERMIT APPROVAL / DISAPPROVAL .....	72
§705 GENERAL SPECIAL USE PERMIT PROVISIONS FOR CONDITIONAL USES .....	72
§706 MAINTENANCE OF SPECIAL USE PERMIT CONDITIONS .....	73
§707 FARM MARKETS .....	73
§708 BED AND BREAKFAST INNS .....	74
§709 HOME BUSINESS .....	75
§710 AUTOMOTIVE REPAIR AND SERVICE .....	77
§711 AUTOMOTIVE VEHICLE SALES .....	78
§712(A) GASOLINE STATIONS AND CONVENIENCE STORES WITH GASOLINE AND FUEL SALES .....	79
§712(B) CONVENIENCE STORES WITHOUT GASOLINE AND FUEL SALES .....	80
§713 PRIVATE AIRSTRIPS .....	81
§714 VETERINARIAN CLINICS AND ANIMAL HOSPITALS .....	82
§715 COMMERCIAL KENNELS .....	83
§716 STABLES OR RIDING ACADEMIES .....	84
§717 COMMERCIAL CAMPGROUNDS .....	86
§718 CLUSTER RESIDENTIAL DEVELOPMENTS .....	88
§719 DRIVE-IN BUSINESSES .....	89
§720 OUTDOOR RECREATION FACILITIES AND BUSINESSES .....	90

§721 EXCAVATION AND MINING, MINOR.....	91
§722 CEMETERIES .....	95
§723 CHILD DAY CARE CENTERS AND ADULT DAY CARE CENTERS .....	95
§724 CIVIC AND SOCIAL CLUBS AND LODGES .....	96
§725 PUBLIC UTILITIES AND ESSENTIAL SERVICES EXCLUDING TELECOMMUNICATIONS FACILITIES ....	96
§726 TELECOMMUNICATION FACILITIES .....	96
§727 REGULATION OF COMMERCIAL AND INDUSTRIAL ENERGY PRODUCTION/CONVERSION SYSTEMS (CEPCS) .....	97
§728 ADULT ENTERTAINMENT .....	97
§729 FARM WORKER HOUSING .....	97
§730 RESERVED.....	97
<b>ARTICLE VIII: SITE PLAN REVIEW .....</b>	<b>98</b>
§800 PURPOSE .....	98
§801 APPLICABILITY .....	98
§802 APPLICATION PROCEDURE .....	98
§803 PRE-APPLICATION CONFERENCE .....	99
§804 APPLICATION FOR SITE PLAN APPROVAL .....	99
§805 PLANNING BOARD REVIEW OF SITE PLAN .....	100
§806 RESERVED.....	102
<b>ARTICLE IX: PROPERTY MAINTENANCE.....</b>	<b>103</b>
§900 PURPOSE .....	103
§901 DEFINITIONS.....	103
§902 MINIMUM STANDARDS .....	103
§903 APPLICABILITY OF REGULATIONS.....	106
§904 INSPECTION AND ENFORCEMENT PROCEDURE:.....	107
§905 PENALTY .....	108
§906 SEVERABILITY .....	109
§907 RESERVED.....	109
<b>ARTICLE X: LAND SEPARATION.....</b>	<b>110</b>
§1000 GENERAL PROVISIONS.....	110
§1001 PROCEDURE .....	111
§1002 SUBMISSION OF PRELIMINARY SKETCH PLAN.....	111
§1003 DISCUSSION OF REQUIREMENTS AND CLASSIFICATION .....	112

§1004 STUDY OF SKETCH PLAN.....	112
§1005 FINAL AUTHORIZATION .....	112
§1006 FILING OF SURVEY WITH WYOMING COUNTY CLERK .....	112
§1007 PENALTIES FOR OFFENSES .....	112
§1008 RESERVED.....	113
<b>ARTICLE XI: AGRICULTURAL DATA STATEMENT .....</b>	<b>114</b>
§1100 APPLICABILITY .....	114
§1101 NOTICE TO LANDOWNERS .....	114
§1102 CONTENTS OF AN AGRICULTURAL DATA STATEMENT .....	114
§1103 RESERVED.....	114
<b>ARTICLE XII: DEFINITIONS .....</b>	<b>115</b>
§1200 WORD USAGE.....	115
§1201 DEFINITIONS.....	115
§1202 RESERVED.....	144
<b>ARTICLE XIII: LOCAL LAWS .....</b>	<b>145</b>
§1300 PRIVATE ROADS – LOCAL LAW 1 OF 2004.....	145
§1301 RESIDENTIAL AND FARM WIND CONVERSION SYSTEMS – LOCAL LAW 2 OF 2011 .....	145
§1302 RESIDENTIAL AND FARM SOLAR CONVERSION SYSTEMS – LOCAL LAW 2 OF 2020 .....	145
§1303 SOLID WASTE DISPOSAL – LOCAL LAW 1 OF 2000 .....	145
§1304 TELECOMMUNICATION FACILITIES – LOCAL LAW 2 OF 2001 .....	145
§1305 COMMERCIAL WIND CONVERSION SYSTEMS – LOCAL LAW 1 OF 2003 .....	145
§1306 COMMERCIAL SOLAR CONVERSION SYSTEMS – LOCAL LAW 2 OF 2020 .....	145
§1307 ADULT ENTERTAINMENT – LOCAL LAW 1 OF 1999.....	145
§1308 RIGHT TO FARM LEGISLATION – LOCAL LAW 1 OF 2008 .....	145
§1309 RESERVED.....	145
<b>ARTICLE XIV: DISTRICT DESCRIPTION .....</b>	<b>146</b>
§1400 DISTRICT DESCRIPTIONS.....	146

## **ARTICLE I: ENACTMENT AND INTENT**

### **§100 TITLE**

~~The title of this code is the "Zoning Local Law of the Town of Sheldon" and shall include this text and zoning map.~~ The Town Board of the Town of Sheldon does hereby repeal the Town of Sheldon Zoning Law adopted on 2009, and all amendments thereto and does hereby establish a revised comprehensive zoning plan for the Town of Sheldon, Wyoming County, New York, which plan is set forth below in the form of text, maps, and schedules, that collectively shall be known and cited as the "Town of Sheldon Local Law Number \_\_\_ of 2025." 6/11/25

### **§101 PURPOSE- This is comparable to the Intent in our current laws- 6/4/25**

This Zoning Local Law is adopted pursuant to NYS Town Law, Article 261 to promote the public health, safety, and general welfare of the people of the Town of Sheldon, this Zoning Law, Comprehensive Plan, and the Official Zoning Map, and in furtherance of the following related and more specific purposes:

- A. To protect the open, rural, and natural character of the land.
- B. To preserve the Town of Sheldon's natural resources and habitats. 6/4/25
- C. To guide and regulate the orderly growth, development, and redevelopment of the Town of Sheldon, in accordance with a well-considered plan and with long-term objectives, principles, and standards deemed beneficial to the interest and welfare of Town of Sheldon residents.
- D. To provide consistency with the Town of Sheldon Comprehensive Plan. 6/4/25

### **§102 APPLICATION OF REGULATIONS**

The regulations established by this Local Law shall be the minimum regulations within each zoning district and shall apply uniformly to each class or kind of structure or use of land, except as hereinafter provided:

- A. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, and reconstructed, moved, or structurally altered except in conformity with all the regulations herein specified for the zoning district in which it is located.
- B. No building or structure shall hereafter be erected or altered which:
  - 1. Exceeds the height limitation for any structure within a specified zoning district;
  - 2. Accommodates or houses a greater number of dwelling units than is permitted within a specified zoning district;
  - 3. Occupies a greater percentage of lot area than is permitted by the zoning schedule; or
  - 4. Has narrower or smaller yards or other open spaces than herein required or is in any other manner contrary to the provisions of this Local Law or the requirements of the New York

State Uniform Fire Prevention and Building Code.



- C. No yard or lot existing at the time of enactment of this Local Law shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Local Law shall meet or exceed the minimum requirements established herein.

### **§103 CONFLICTS WITH OTHER LAWS**

Whenever the requirements of this Local Law are in conflict with the requirements of any other lawfully adopted rules, regulations, codes, or local laws, the most restrictive of such rules, regulations, codes, or local laws or those imposing the higher standards shall govern.

### **§104 VALIDITY AND SEVERABILITY**

Should any section of or provision of this Local Law be decided by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the Local Law as a whole, or any part thereof, other than the part so decided to be unconstitutional or otherwise invalid.

### **§105 FEES**

Permit fees shall be collected and paid according to the fee schedule in effect at the time of application. Such fee schedule may be amended from time to time by the Town Board by resolution. The fee schedule will be posted at the Town Clerk's Office, Zoning Office, and the Town of Sheldon website.

### **§106 VIOLATIONS AND PENALTIES**

Any person, firm, company, or corporation who violates, disobeys, neglects, or refuses to comply with any provision of this Law shall be subject to prosecution of an offense and subject to a fine of not less than two hundred fifty (\$250) and thereafter not more than one hundred dollars (\$100) per day, and in addition may be ordered to pay all costs and expenses involved in the case, including reasonable attorney's fees. Every such person, firm, company, or corporation shall be deemed guilty of a separate offense for each day such violation, disobedience, omission, neglect, or refusal shall continue. Although each subsequent day or week that a violation continues after notice is provided will be considered a separate offense, those additional offenses will not require further notices to the homeowner who is out of compliance with the Zoning Law.

### **§107 ACTIONS**

- A. If the Zoning Officer discovers a project commencing or operating without the required permits, the Zoning Officer shall undertake enforcement actions as authorized by this Local Law and other provisions of NYS Law.

- B.** The Town of Sheldon may maintain an action for a temporary restraining order, temporary injunction, or injunction to restrain, correct, or abate any violation of this Local Law or any failure to comply with any of the provisions of this Local Law.

## **§108 ENFORCEMENT OF ZONING LOCAL LAW**

Any building or structure erected, or any use conducted without a zoning permit or certificate of compliance, where required, or not in conformity with the provisions of this Local Law, may be closed or halted at once by the Zoning Officer with the issuance of a stop order, with assistance, if deemed necessary, of any appropriate Town office or employee.

## **§109 CONSISTENCY WITH COMPREHENSIVE PLAN**

The provisions and regulations of this Zoning Local Law and interpretations thereof shall be made in accordance with the objectives of the Town of Sheldon Comprehensive Plan.

## **§110 EFFECTIVE DATE**

This Local Law shall take effect thirty (30) days after the adoption and filing with the Department of State as provided by the NYS Town Law and Municipal Home Rule Law.

## **§111 AMENDMENTS TO ZONING**

### **A. Procedure**

The Town Board may from time to time on its own motion, on petition, or on recommendation of the Planning Board, and in accordance with the laws of the State of New York, amend, supplement, or repeal the regulations, provisions, or district boundaries of this Local Law, after public notice and hearing.

### **B. Filing of Petition**

A petition to amend, change, or supplement the text of this Local Law or any zoning district as designated on the Zoning Map established herein shall be filed with the Town Clerk and accompanied by the appropriate fees. The Clerk shall transmit the documentation to the Town Board. A petition for a change to the Zoning Map shall contain a map which clearly describes the affected property and its boundaries and shall indicate the existing zoning district and the requested zoning change. In addition, every petition for a change to the Official Zoning Map shall contain an environmental assessment form completed and signed by the petitioner, or the petitioner's agent, in accordance with the procedures set forth in State Environmental Quality Review (SEQR) regulations.

### **C. Referral to Planning Board**

Every such proposed amendment or change, whether initiated by the Town Board or by petition, shall be referred to the Planning Board for a report prior to the public hearing. If the

Planning Board shall fail to file such a report within sixty-two (62) days following such referral, it shall be conclusively presumed that the Planning Board has recommended the approval of the proposed amendment, supplement, or change. Such referral shall be deemed received when the referral is first presented at a duly called meeting of the Planning Board.

**D. Public Hearing; Notice; Referrals; Recording of Actions**

The Town Board by resolution adopted shall fix the time and place of a public hearing on the proposed amendments and cause notice to be given as provided by Town Law or Municipal Home Rule Law. Unless otherwise provided, the provisions of the Town Law of the State of New York pertaining to public hearings, official notices, referrals to the County Planning Board, and proper recording of zoning actions taken by the Town Board shall apply to all amendments to this Local Law.

**E. Notification of Property Owners**

For zoning map amendments initiated by petition, all property owners within a distance of 200 feet of any proposed change or amendment shall be notified in writing by the applicant by certified mail, return receipt requested or in person in which case the applicant shall obtain the signatures of all such property owners so notified on a copy or copies of such notice.

**F. Disposition Final; Rehearing on Petition**

The disposition of a petition for amendment by the Town Board shall be final and disapproval or denial of the proposed amendment shall void the petition. No new petition for an amendment which has been previously denied by the Town Board shall be considered by it, except for a vote to table or to receive and file, and no public hearing shall be held on such amendment within a period of one (1) year from the date of such previous denial unless the Planning Board shall submit a recommendation, with reasons stated therefore, certifying that there have been substantial changes in the situation which would merit a rehearing by the Town Board. Such hearing may be granted only upon a favorable vote of a ~~supermajority~~ **majority** of the Town Board. 6/4/25

**G. Effective Date**

This amendment to Zoning Law shall be in effect immediately upon adoption, posting, and filing of this notice as required by the State of New York.

**§112 RESERVED**

## **ARTICLE II: PERMITS AND PROCEDURES**

### **§200 PERMITS REQUIRED**

- A. No building or structure shall be erected, enlarged, structurally altered, or moved, no new use shall be established, and no building permit shall be granted pursuant to the Codes of New York State until a zoning permit has been issued by the Zoning Officer. No alterations to an existing building shall be made without a zoning permit unless such alterations are exempt from a building permit pursuant to the New York State Uniform Fire Prevention and Building Code. No zoning permit, nor any certificate of occupancy or compliance pursuant to the New York State Uniform Fire Prevention and Building Code, shall be issued for any building, where said construction, addition, alteration, moving, or use thereof would be in violation of any of the provisions of this Local Law, or where any necessary Town Planning Board Subdivision approval has not been granted.
- B. Permit applications shall be filed with the Zoning Officer.

### **§201 PRE-APPLICATION CONFERENCE**

Pre-application conferences with the Town Planning Board are encouraged for all applications seeking permits for uses that may require a special use permit and/or site plan review (most non-residential uses and nonfarm uses.)

### **§202 APPLICATION PROCEDURE AND REQUIRED INFORMATION**

#### **A. Zoning Permit**

Application for a zoning permit shall be made with the Zoning Officer on forms approved by the Town Board. Forms shall be made available at the Town Clerk's Office and the Zoning Office.

#### **B. Information**

All information on the application form shall be completed.

#### **C. Map Required**

One copy of a property map shall be submitted with all applications. The map shall be either:

##### **1. Sketch Map:**

A sketch map is required to be submitted with all applications for a zoning permit for one or two family dwellings, their customary accessory uses, or farm uses. The sketch map shall be drawn to scale and show the dimensions and location of the lot, the exact size, and location of all existing and proposed buildings on the lot, proposed location of water and sewage disposal systems, parking areas, and driveway location, natural water courses, ponds, surface drainage patterns or location of existing or proposed easements.

2. Site Plan:

A site plan is required to be submitted with applications for all uses, excluding one or two family dwellings, their customary accessory uses, and farm uses.

**D. Approval of the County Highway**

Superintendent or Town Highway Superintendent is required for any driveway pipes or culverts on County or Town of Sheldon roads.

**E. Evidence of Property Ownership or Intent to Purchase**

Copies of deeds, titles, purchase agreements, or other proof of ownership or intent to purchase shall be attached to an application before it will be accepted.

**F. Licenses**

Any use currently licensed by Federal, State, County, or Town of Sheldon Agencies and already operating within the Town of Sheldon shall present evidence of currently valid licenses before any expansion permits are considered.

**G. Fee**

The appropriate non-refundable fee established by the Town Board in its fee structure shall be collected at the time of application. This fee structure shall be filed and posted at the Town Clerk's Office, Zoning Office, and Town website.

**§203 TYPES OF ZONING PERMITS AND APPROVALS**

Under the terms of this Local Law, the following types of permits and approvals may be issued:

**A. Zoning Permit**

A permit issued by the Zoning Officer on his own authority provided the proposed land use or structure is permitted in the zoning district where such land use or structure is proposed to be established and/or constructed. If a Special Use Permit and/or Site Plan Approval and/or a Use or Area Variance is required, the Zoning Officer may not issue the Zoning Permit until all of the foregoing permits, approvals, and waivers have been issued by the appropriate boards.

**B. Special Use Permit**

A permit for a conditional use issued by the Town Planning Board provided the proposed land use and/or structure is a permitted conditional use in the zoning district where such use is proposed to be established and/or constructed and provided that the proposed land use and/or structure satisfies the standards and conditions set forth for such conditional uses.

**C. Site Plan Approval**

An approval issued by the Town Planning Board for a permitted or conditional use that requires the review and approval of the layout (i.e., Site Plan) of the proposed development on the site. Site Plan Approval is required for all uses except 1 or 2 family residences or accessory and farm uses.

**D. Use and Area Variances**

A waiver from the standards and conditions set forth in this Local Law issued by the Zoning Board of Appeals.

**E. Sequence of Permits and Approvals**

Permits and approvals are to be issued in the following sequence:

1. Use and Area Variances, if required
2. Special Use Permit, if required
3. Site Plan Approval, if required
4. Zoning Permit

**F. Camping Permit**

A permit issued by the Zoning Officer to permit a landowner to temporarily place a camping unit on the landowner's lot for temporary habitation associated with recreational and leisure use as per Article V, Section 507. The renewal of the camping permit may be denied for;

1. Failure of the landowner to maintain the property free of refuse, junk, debris, rubbish, trash, and garbage.
2. Failure of the landowner to provide satisfactory sanitary provisions for the occupants in a manner that does not pose a threat to public health
3. Creating or causing any form of public nuisance and/or disturbing the peace.

**§204 ZONING PERMIT GRANTED**

When all requirements of this Local Law have been met, the Zoning Officer shall issue a Zoning Permit and return one approved copy of such permit to the applicant no later than five (5) days after approval. The Zoning Officer shall file one copy of the approved permit in the Town Clerk's office.

**§205 TERMINATION OF PERMIT**

- A.** Any zoning permit for which construction and/or land use has not commenced within one (1) year after issuance shall become null and void and the proposed construction and/or land use shall not commence until such time as the applicant obtains an extension in writing from the Zoning Officer.

- B. The Zoning Officer may grant in writing an extension for the time of completion. Unless such an extension is requested and approved, further work as described in the canceled permit shall not proceed until a new permit has been obtained.
- C. If a project is not initiated within one (1) year of the issuance of the extension, the permit issued shall be considered null and void.

## **§206 CERTIFICATE OF ZONING COMPLIANCE**

- A. The applicant shall notify the Zoning Officer when the structure and/or land use is ready for a final inspection. The Zoning Officer shall then make a final inspection. If satisfied that the standards, conditions, and regulations pertaining to the project have been complied with and that the project has been completed as specified on the approved application, the Zoning Officer shall issue a certificate of Zoning Compliance granting permission to occupy or use the structure. Permission to occupy a building or structure also requires a Certificate of Occupancy issued by the Code Enforcement Officer denoting that the building or structure has been constructed in accordance with the New York State Uniform Fire Prevention and Building Code.
- B. The Certificate of Zoning Compliance may be issued at the same time and may be administered using the same form as the Certificate of Occupancy issued pursuant to the New York State Uniform Fire Prevention and Building Code.

## **§207 FLOODPLAIN CERTIFICATE**

The applicant shall notify the Zoning Officer for inspection. The Applicant shall comply with the EPOD Environmental Protection Overlay District before any permit(s) may be approved.

## **§208 STOP WORK ORDER**

A stop work order may be issued when the Zoning Officer discovers a project commencing without required permits and approvals or being constructed in a manner in violation of said permit. A fee will be charged for the removal of any structure erected without the proper permits and approvals and for the cost of issuing the stop work order as required in Section 106.

## **§209 ZONING PRIVATE ROADS**

Refer to Local Law 1 of 2004 prohibiting the issuance of zoning permits on private roads.

## **§210 RESERVED**

## **ARTICLE III: ESTABLISHMENT AND DESIGNATION OF ZONING DISTRICTS**

### **§300 ESTABLISHMENT OF DISTRICTS**

The Town of Sheldon is hereby divided into zoning districts as hereinafter set forth and as the same may, from time to time, be amended. See Article XIV for description by parcel.

LD Low Density District

HC Hamlet Commercial District

GC General Commercial District

LI Light Industrial District

EPOD Environmental Protection Overlay Districts

### **§301 ZONING MAP**

- A. Said districts are bounded as shown on the map entitled “Zoning Map of the Town of Sheldon, adopted by the Town Board and certified by the Town Clerk which accompanies, and which, with all explanatory matter, is hereby made a part of this Local Law.
- B. Changes made in zoning district boundaries, or other matters portrayed on the zoning map under the provisions set forth herein, shall be permanently affixed to the zoning map promptly after an amendment has been approved by the Town Board and shall convey information as to the date and nature of the change. No amendment to this Local Law, which involves matters portrayed on the zoning map, shall become effective until such change and entry have been made on said zoning map and has been attested to by the Town Clerk.

### **§302 INTERPRETATION OF DISTRICT BOUNDARIES**

- A. District boundaries indicated as approximately following the center lines of streets, roads, and highways shall be construed as following such center lines.
- B. District boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- C. District boundaries indicated as being approximately parallel to the center lines or right-of-way lines of streets, roads or highways shall be construed as being parallel thereto and at such distances therefrom as indicated on the zoning map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the zoning map.
- D. District boundaries indicated as approximately following a stream, lake, or other body of water shall be construed to follow the center lines of such stream or other body of water.



- E. Boundaries indicated as parallel to, or extensions of features indicated in Sub-Sections A through D above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- F. In case of uncertainty as to the true location of a district boundary line in a particular instance, the Zoning Officer shall request the Zoning Board of Appeals to render its determination.

### **§303 RESERVED**

## **ARTICLE IV: DISTRICT REGULATIONS**

### **§400 LOW DENSITY DISTRICT (LD)**

#### **A. Purpose**

The purpose of the Low Density District (LD) is to protect agricultural lands and uses from incompatible uses and development; to maintain the open rural character of the community by providing for low-density development of the type that is compatible with the rural character of the community, and to protect the natural environment.

#### **B. Permitted Uses and Area & Bulk Requirements**

**Table 1 – Low Density District---6/25/25**

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building (a)			Detached Accessory Buildings Garages/Carport, Residential Uses (d)		Other Accessory Buildings (d)		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
<b>Single Family Detached Dwelling</b> (excluding mobile homes and mobile home parks) or two-family dwelling		2	200	40	50	<del>35</del> 25	20	20	20	20	35	15%
<del><b>Single Family Farm Dwelling</b></del> 6/25/25		<del>5</del>	200	40	50	<del>35</del>	<del>20</del>	<del>20</del>	<del>20</del>	<del>20</del>	<del>35</del>	<del>15%</del>
<b>Two-Family Dwelling</b>		2	200	40	50	<del>35</del> 25	20	20	20	20	35	25%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building (a)			Detached Accessory Buildings Garages/Carport, Residential Uses (d)		Other Accessory Buildings (d)		Maximum Bldg. Height (feet)	<del>Maximum</del> Minimum. Coverage
		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
<b>Manufactured Home (Double Wide Only)</b>		2	200	40	50	35	20	20	20	20	35	15%
<b>Accessory Dwelling Unit</b>		2	See Section 508								35	25%
<b>Farm Buildings and Other Farm Structures (c)</b>		10	300	140	50	50			50	50	50	15%
<b>Farm Worker Housing</b> (dedicated to the farm it serves on the same lot)	X	10	300	See Section 729					20	20	35	15%
<b>Game Farms, Fish Hatcheries and Fishing Reserves</b>		10	300	100	50	50			50	50	50	40%
<b>Nurseries, Orchards, Greenhouse, Vineyards</b>		10	300	100	50	50			50	50	50	40%
<b>Manure Storage Facilities (c)</b>		See Section 518										
<b>Farm Market</b>	X	3	See Section 707						20	20	35	15%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building (a)			Detached Accessory Buildings Garages/Carport, Residential Uses (d)		Other Accessory Buildings (d)		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
<b>Farm and Garden Supplies/Farm Equipment Sales &amp; Supplies</b>	X	3	300	50	30	30			20	20	35	40%
<b>Outdoor Recreational Facilities and Businesses</b> (including tennis courts, parks, individual campsites, picnic groves, golf courses, swimming, fishing, and boating facilities, but excluding archery courses, rifle ranges, trap and skeet facilities, hunting reserves, and uses with similar safety hazards)	X	3	200	See Section 720					50	50	35	50%
<b>Archery Courses, Rifle Ranges, Trap and Skeet Facilities, Hunting Reserves, and Similar Uses</b>	X	10	500	See Section 720					50	50	35	15%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building (a)			Detached Accessory Buildings Garages/Carport, Residential Uses (d)		Other Accessory Buildings (d)		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
<b>Public and Semi-Public Uses</b> (governmental buildings, proprietary or not-for-profit hospitals, nursing homes)		2	150	50	30	30			20	20	35	15%
<b>Public Utilities and Essential Services</b>	X	2	200	See Section 725					50	50	35	40%
<b>Cemeteries</b>	X	10	300	See Section 722					20	20	35	15%
<b>Private Airstrips</b>	X	10	300	See Section 713					50	50	50	15%
<b>Civic and Social Clubs and Lodges</b>	X	2	150	See Section 724					20	20	35	50%
<b>Churches/Places of Worship (f)</b>		3	200	30	30	30	10	10	10	10	50 (e)	25%
<b>Commercial Campgrounds</b>	X	10	150	See Section 717					20		35	15%
<b>Home Business</b>	X		See Section 709									
<b>Home Occupation</b>			See Section 519									

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building (a)			Detached Accessory Buildings Garages/Carport, Residential Uses (d)		Other Accessory Buildings (d)		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
<b>Bed and Breakfast Inns</b>	X	2	200	See Section 708					20	20	35	15%
<b>Telecommunication Facility</b>	X		See Section 726									
<b>Residential &amp; Working Farm Energy System</b>			See Section 520									
<b>Veterinarian Clinics and Animal Hospitals</b>	X	2	200	See Section 714					50	50	50	15%
<b>Commercial Kennels</b>	X	5	200	See Section 715					50	50	50	15%
<b>Stables or Riding Academies</b>	X	20	200	See Section 716					100	100	35	15%
<b>Cluster Residential Developments</b> (maximum overall density of 4 ½ units per acre)	X	20	See Section 718						10	10	35	15%
<b>Child Day Care Centers and Adult Day Care Centers</b>	X	2	See Section 723						10	10	35	15%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building (a)			Detached Accessory Buildings Garages/Carport, Residential Uses (d)		Other Accessory Buildings (d)		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
Commercial and Industrial Energy Production/Conversion Systems (CEPCS)	X		See Section 727									
Excavation and Mining, Minor	X	10	See Section 721									
Footnote:												
(a)	Pre-existing structures on undersized lots that are demolished or destroyed by natural or man-made events may be replaced provided the square footage and “footprint” of the new structure do not exceed the square footage and footprint of the building it replaces											
(b)	Measurement is taken from the centerline the of road in addition to the R.O.W. width											
(c)	No manure storage facility shall be located closer than 200’ to any property line and 300’ to any non-farm dwelling. Farm silos are exempt from height restrictions.											
(d)	See Section 525											
(e)	Maximum height for spires is 100 ft.											
(f)	See Section 521											

## §401 HAMLET COMMERCIAL DISTRICT (HC)

### A. Purpose

The purpose of the Hamlet Commercial District is to recognize the desirability of providing areas within the hamlets where small-scale, neighborhood businesses that provide goods and services for the convenience of hamlet residences may operate within close proximity of hamlet residential neighborhoods.

### B. Hamlet Commercial District Permitted Uses & Bulk Requirements

**Table 4 – HC Hamlet Commercial**

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
<b>Single Family Dwellings</b>		1	100	20	20	20	10	10	10	10	35	25%
<b>Multi-Family Dwelling (Apartment Houses)</b>		3	200	40	50	35	20	20	20	20	35	15%
<b>Bed and Breakfast Inns</b>	X	1	100	See Section 708					10	10	35	25%
<b>General and Specialty Merchandise Retail Sales</b>		1	100	30	10	10	NA	NA	5	5	35	75%



Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
<b>Personal &amp; Other Service Businesses</b>		1	100	30	10	10	NA	NA	5	5	35	75%
<b>Professional and Business Offices</b>		1	100	30	10	10	NA	NA	5	5	35	75%
<b>Banks and Financial Services</b>		1	100	30	10	10	NA	NA	5	5	35	75%
<b>Restaurants, Snack and Coffee Shops, Taverns</b>	X	1	100	30	10	10	NA	NA	5	5	35	75%
<b>Convenience Stores without Gasoline Sales</b>		1	100	30	10	10	NA	NA	5	5	35	75%
<b>Indoor Recreation Businesses</b>	X	1	100	30	10	10	NA	NA	5	5	35	75%
<b>Health and Exercise Clubs/ Martial Arts Studios/ Gymnastic Schools</b>		1	100	30	10	10	NA	NA	5	5	35	75%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
<b>Child Day Care Centers and Adult Day Care Centers</b>		1	100	30	10	10	NA	NA	5	5	35	75%
<b>Civic and Social Clubs (c)</b>		1	100	30	10	10	NA	NA	5	5	35	75%
<b>Public and Semi-Public Uses</b> (governmental buildings, proprietary or not-for-profit hospitals, nursing homes)		1	100	30	10	10	NA	NA	5	5	35	50%
<b>Churches/Places of Worship (d)</b>		3	200	30	30	30	10	10	10	10	50 (e)	25%
<b>Libraries and Museums (b)</b>		1	100	30	10	10	NA	NA	5	5	35	75%
<b>Assembly Halls and Theaters</b>		1	100	30	10	10	NA	NA	5	5	35	75%
<b>Drive-in Businesses</b>	X	1	See Section 719						10	10	35	75%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
Public Utilities & Essential Services	X	2	200	See Section 725					50	50	35	40%
Home Business	X		See Section 709									
Home Occupation			See Section 519									
Residential & Working Farm Energy System			See Section 520									
Footnote:												
(a)	Pre-existing structures on undersized lots that are demolished or destroyed by natural or man-made events may be replaced provided the square footage and “footprint” of the new structure do not exceed the square footage and footprint of the building it replaces.											
(b)	See Section 522											
(c)	See Section 724											
(d)	See Section 521											
(e)	Maximum height for spires 100 feet											

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
(f)	Measurement is taken from the centerline the of road in addition to the R.O.W. width											

### C. Other Provisions and Requirements

1. Buffer Strip: Commercial structures shall provide a natural, vegetative buffer strip to be perpetually maintained so as to provide visual screening and separation from adjoining residential uses.
2. Refuse Containers: Commercial refuse containers shall be placed in the rear or side yard on concrete slabs and visually screened from public view, while providing rodent control.

## §402 GENERAL COMMERCIAL DISTRICT (GC)

### A. Purpose

The purpose of the General Commercial (GC) District is to provide for business establishments especially retail and service businesses that serve the needs of area residents, but which are not suitable to be located within a Hamlet Commercial (HC) District due to the scale or type of businesses and the potential adverse impacts such businesses could have on Low Density District (LD) neighborhoods.

## B. General Commercial District Permitted Uses & Bulk Requirements

**Table 5 – GC General Commercial**

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (c)	Rear	Side	Rear	Side	Rear	Side		%
<b>General and Specialty Merchandise Retail Sales</b>		2	100	50	10	10	NA	NA	10	10	35	50%
<b>Personal &amp; Other Service Businesses</b>		1	100	50	10	10	NA	NA	10	10	35	50%
<b>Professional and Business Offices</b>		1	100	50	10	10	NA	NA	10	10	35	50%
<b>Banks and Credit Unions</b>		2	200	50	10	10	NA	NA	10	10	35	50%
<b>Convenience Stores Without Gasoline Sales</b>		2	200	50	10	15	NA	NA	10	10	35	50%
<b>Indoor Recreation Businesses</b>		2	200	50	10	10	NA	NA	10	10	35	50%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (c)	Rear	Side	Rear	Side	Rear	Side		%
<b>Health and Exercise Clubs/ Martial Arts Studios/ Gymnastic Schools</b>		2	200	50	10	10	NA	NA	10	10	35	50%
<b>Rental Storage Buildings and Self-Service Rental Storage Buildings</b>		1	100	50	10	10	NA	NA	10	10	35	50%
<b>Automotive Vehicle Sales/ Repair and Service, Paint, or Detailing Shop</b>	X	1	See Sections 710 and 711						10	10	35	50%
<b>Recreational Vehicle/ Camper Sales and Service</b>		1	200	50	10	20	NA	NA	10	10	35	50%
<b>Commercial Nurseries and Greenhouses</b>		2	200	50	10	10	NA	NA	10	10	35	50%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (c)	Rear	Side	Rear	Side	Rear	Side		%
<b>Restaurants, Sandwich and Coffee Shops, Taverns</b>		2	200	50	10	10	NA	NA	10	10	35	50%
<b>Farm and Garden Supplies Sales</b>		2	200	50	10	10	NA	NA	10	10	35	50%
<b>Farm Equipment Sales and Service</b>		3	200	50	10	10	NA	NA	10	10	35	50%
<b>Public and Semi-Public Uses</b> (governmental buildings, proprietary or not-for-profit hospitals, nursing homes)		3	200	50	20	20	NA	NA	10	10	35	50%
<b>Civic and Social Clubs and Lodges (b)</b>		1	100	50	20	20	NA	NA	10	10	35	50%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (c)	Rear	Side	Rear	Side	Rear	Side		%
Whole Trades and Businesses		1	100	50	10	10	NA	NA	10	10	35	50%
Custom Shops (printing, electrical, plumbing, heating, woodworking)		1	100	50	10	10	NA	NA	10	10	35	50%
Livestock Feed Grinding and Milling		3	150	50	20	20	NA	NA	10	10	35	50%
Lumber Yard/ Building Material Sales with Outdoor Storage	X	3	300	50	10	10	NA	NA	10	10	35	50%
Veterinarian Clinics and Animal Hospitals	X	1	100	See Section 714					10	10	35	50%
Gasoline Stations and Convenience Stores with Gasoline Sales	X	2	See Section(s) 712 (A), (B)						10	10	35	50%



Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage	
		Acres (a)	Lot Width	Front (c)	Rear	Side	Rear	Side	Rear	Side		%	
Drive-in Businesses	X	1	See Section 719						10	10	35	50%	
Public Utilities & Essential Services	X	2	200	See Section 725						50	50	35	40%
Communication Centers/ Telephone Call Centers	X	1-1/2	100	30	10	10	NA	NA	10	10	35	50%	
Telecommunication Facility	X	See Section 726											
Commercial and Industrial Energy Production/ Conversion Systems (CEPCS)	X	See Section 727											
Residential & Working Farm Energy System		See Section 520											
Home Business	X	See Section 709											

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (c)	Rear	Side	Rear	Side	Rear	Side		%
Home Occupation		See Section 519										
Footnote:												
(a)	Pre-existing structures on undersized lots that are demolished or destroyed by natural or man-made events may be replaced provided the square footage and “footprint” of the new structure do not exceed the square footage and footprint of the building it replaces and provided the replaced structure occupies the same footprint as the building that was destroyed or demolished.											
(b)	See Section 724											
(c)	Measurement is taken from the centerline the of road in addition to the R.O.W. width											

**C. Dimensional and Lot Line Setback Requirements and Specifications**

Structures and uses shall comply with the dimensional and lot line setback requirements and specifications contained in the Dimensional Requirements Tables above in Table 5 of this Local Law. Any permitted use that, by its nature, may generate substantial noise whether by mechanical or musical devices or by public participation or any other cause, the Town Planning Board may require such additional setbacks from property lines and other arrangements as it may deem necessary to ensure that said noise will not be detrimental or annoying to neighboring properties.

**§403 LIGHT INDUSTRIAL DISTRICT (LI)**

**A. Purpose**

The purpose of the Light Industrial (LI) District is to provide for manufacturing, assembly, storage facilities, and other compatible business uses, and to ensure that these uses will not be detrimental or hazardous to the surrounding community.

**B. Light Industrial District Permitted Uses & Bulk Requirements**

Any light industrial or agri-industrial use is permitted that involves only the processing, assembly, or packaging of previously prepared or refined materials, provided that at no time will such use result in or cause: dust, smoke, smog, observable gas, fumes, or odors, or other atmospheric pollution, objectionable noise; glare or vibration shall not be discernable beyond the property lines of the industry or which violates the clean-air standards promulgated by the New York State Department of Environmental Conservation and/or the United States Environmental Protection Agency. Hazard of fire or explosion or other physical hazard to any adjacent building or to any plant growth on any land adjacent to the site of the uses.

**Table 6 – LI Light Industrial**

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
<b>Machine Shop/Tool and Die Manufacturing/ Welding/ Fabrication Shop</b>	X	2	200	50	15	15	NA	NA	15	15	35	50%
<b>Metal Finishing/ Polishing/ Plating Shop</b>	X	2	200	50	15	15	NA	NA	15	15	35	50%
<b>Custom Shops</b> (printing, electrical, plumbing, heating, woodworking)		2	200	50	15	15	NA	NA	15	15	35	50%
<b>Assembly and/or Packaging of Pre-Manufactured Components</b>		2	200	50	15	15	NA	NA	15	15	35	50%
<b>Wholesale Trades and Businesses</b>		2	200	50	15	15	NA	NA	15	15	35	50%
<b>Warehousing and/or Sale of Construction Materials, Supplies, and/or Equipment</b>		2	100	50	15	15	NA	NA	15	15	35	50%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
<b>Storage and/or Retail Sale or Wholesale of Domestic or Commercial Liquid or Gaseous Fuels</b>	X	3	300	50	15	15	NA	NA	15	15	35	50%
<b>Agricultural Markets and Auction Sales of Farm Commodities</b>		5	300	50	30	30	NA	NA	30	30	35	25%
<b>Farm Crop Storage</b>		3	300	50			NA	NA				
<b>Food Processing or Packaging</b>		5	300	50	30	30	NA	NA	30	30	35	25%
<b>Livestock Feed Grinding/Grain Milling</b>		3	300	50	15	15	NA	NA	15	15	35	50%
<b>Commercial Nurseries and Greenhouses</b>		3	250	50	15	15	NA	NA	15	15	35	50%
<b>Farm and Garden Supplies Sales/Farm Equipment Sales and Service</b>		3	250	50	15	15	NA	NA	15	15	35	50%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
<b>Recreational Vehicles and Camper Sales and Services</b>		3	250	50	15	15	NA	NA	15	15	35	50%
<b>Automotive Vehicle Sales/ Repair and Service, Paint, or Detailing Shop</b>		1	See Sections 710 and 711						10	10	35	50%
<b>Lumber Yards or Building Material Sales With Outdoor Storage</b>		3	250	50	15	15	NA	NA	15	15	35	50%
<b>Rental Storage Buildings/ Self-Service Storage Buildings</b>		2	100	50	10	10	NA	NA	10	10	35	75%
<b>Public and Semi-Public Uses</b> (governmental buildings, proprietary or not-for-profit hospitals, nursing homes)		2	100	50	10	10	NA	NA	10	10	35	50%
<b>Distribution Trucking Facilities</b>	X	2	150	50	15	15	NA	NA	15	15	35	50%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage	
		Acres (a)	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%	
Telecommunication Facility	X	See Section 726											
Public Utilities & Essential Services	X	2	200	See Section 725					50	50	35	40%	
Convenience Stores With and Without Gasoline Sales	X	2	See Section(s) 712 (A), (B)						10	10	35	50%	
Commercial and Industrial Energy Production/Conversion Systems (CEPCS)	X	See Section 727											
Commercial Kennels	X	5	See Section 715						50	50	35	10%	
Residential & Working Farm Energy System			See Section 520  Come back to this!! 10/08/2025										
Adult Entertainment Business	X	1	See Section 728						20	25	35	25% 10/08/25	

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (b)	Rear	Side	Rear	Side	Rear	Side		%
Footnote:												
(a)	Pre-existing structures on undersized lots that are demolished or destroyed by natural or man-made events may be replaced provided the square footage and “footprint” of the new structure do not exceed the square footage and footprint of the building it replaces.											
(b)	Measurement is taken from the centerline the of road in addition to the R.O.W. width											

### C. Provisions and Requirements

1. All uses permitted shall set aside not less than 10 percent of the lot area to be devoted to seeding, planting, retention of tree cover, or other landscaping. This area shall not be used for any other industrial, storage, or commercial purposes.
2. Each use shall provide truck loading and unloading areas in an amount sufficient to permit the transfer of goods and products in other than a public street, off-street parking area, or front yard.
3. Parking or loading areas may be located in any of the required yard areas provided they are not less than fifty (50) feet from a right-of-way line or twenty (20) feet from a property line. Off-street loading facilities shall be subject to the additional provisions of Section 514 of this Local Law. Off-street parking space shall be subject to the provisions of Section 513 of this Local Law.
4. Industrial structures and outdoor storage areas shall be located a minimum of seventy-five (75) feet from any adjoining lot that is within any residential use. A natural vegetative buffer strip shall be placed and perpetually maintained so as to provide visual screening and separation between industrial and residential uses.
5. Refuse containers shall be placed in the side or rear yard on concrete slabs and visually screened from public view while providing rodent control.



**D. Dimensional and Lot Line Setback Requirements and Specifications**

1. Structures and uses shall comply with the dimensional and lot line setback requirements and specifications contained in the Permitted Uses and Area Bulk Requirements Tables.
2. Any permitted use that, by its nature, may generate substantial noise whether by mechanical or musical devices or by public participation or any other cause, the Town Planning Board may require such additional setbacks from property lines and other arrangements as it may deem necessary to ensure that said noise will not be detrimental or annoying to neighboring properties.

**§404 ENVIRONMENTAL PROTECTION OVERLAY DISTRICTS (EPOD)**

**A. Purpose**

Notwithstanding any provision of this chapter to the contrary, under no circumstances shall an Environmental Protection Overlay District (EPOD) development permit be issued for any explicitly prohibited use.

1. The purpose of the Environmental Protection Overlay Districts established in this article is to provide special controls over land development located in sensitive environmental areas within the Town of Sheldon. These districts and their associated regulations are designed to preserve and protect unique environmental features within the Town of Sheldon as much as possible, including but not limited to wetlands, floodplains, watercourses, and woodlands.
2. The regulations contained in each EPOD are not intended to be substituted for other general zoning district provisions, but can be superimposed over such district provisions, and should be considered as additional requirements to be met by the applicant or developer, prior to project approval. The purpose of the overlay districts is to provide the Town of Sheldon with an additional level of review and regulation that controls how land development permitted by the Town of Sheldon primary zoning districts should occur in sensitive or unique environmental areas.

**B. Establishment of District**

In order to address the specific goals listed in Sub-Section A of this section, the Town of Sheldon has established the following Environmental Protection Overlay Districts:

EPOD (1)	Floodplain Protection Overlay District
EPOD (2)	Stream and Wetland Setback Overlay District

**C. Official Maps**

The approximate locations and boundaries of all Environmental Protection Overlay Districts shall be delineated on an official set of maps on file in the Wyoming County Zoning Department. These maps shall be known and may be cited as the “Official Town of Sheldon EPOD Maps” and shall include the Environmental Atlas Maps for the Official Wetland Maps

for the Town of Sheldon, [prepared by the New York State Department of Environmental Conservation (NYSDEC) and the Army Corps of Engineers (ACOE)], and the official Flood Insurance Rate Maps (FIRM) for the Town of Sheldon, prepared by the Federal Emergency Management Agency (FEMA). The Official Town of Sheldon EPOD Maps shall be used for reference purposes only and shall not be used to delineate specific or exact boundaries of the various overlay districts. Field investigations and/or other environmental analyses may be required in order to determine whether or not a particular piece of property is included within one or more of the overlay districts.

#### **D. Interpretation of District Boundaries**

1. The authorized official shall be responsible for interpreting Environmental Protection Overlay District boundaries based on an interpretation of the Official Town of Sheldon EPOD Maps determining such district boundaries. The authorized official may request the assistance of the Code Enforcement Officer or other appropriate department or agency in making such a determination.
2. Where environmental protection districts overlay any primary zoning district delineated on the Official Zoning Map of the Town of Sheldon, the requirements of the overlay district shall be met in addition to any requirements specified for development in the respective primary zoning district.

#### **E. Permit Application Procedures**

1. EPOD Development Permit
  - a. An EPOD development permit shall be required prior to the commencement of any regulated activity or the issuance of any building permit for regulated development in a designated Environmental Protection Overlay District within the Town of Sheldon.
  - b. The following activities are exempt from the permit procedures of the article, subject to a determination by the authorized official that such activities involve necessary normal maintenance and upkeep of property, and/or are clearly incidental to the primary use of the property, and/or involve public health, safety, or emergency situations:
    1. Lawn care and maintenance.
    2. Gardening activities.
    3. Tree and shrub care and maintenance.
    4. Removal of dead or deteriorating vegetation.
    5. Removal of structures.
    6. Select cutting and removal of trees in woodlands, which are not located within a steep slope district, for the personal use of the property owner. The sale of said wood is prohibited.
    7. Repair and maintenance of structures.
    8. Repair and maintenance of faulty or deteriorating sewage facilities or utility lines.
    9. Reconstruction of structures damaged by a natural disaster.

10. Customary agricultural activities, except structural activities.
  11. Public health activities, orders, and regulations of the New York State Department of Health, Wyoming County Department of Health, or other agency, undertaken in compliance with the New York State Environmental Conservation Law.
  12. Activities subject to the review jurisdiction of the New York State Public Service Commission or the New York State Board on Electric Generation Siting and the Environment, under the provisions of Article VII of the New York Public Service Law.
  13. Any actual or ongoing emergency activity which is immediately necessary for the protection and preservation of life, property, or natural resource values.
2. Application for Permit
    - a. Applications for EPOD development permits shall be made in writing to the appropriate board or authorized official having jurisdiction in the matter, on forms available in the Town of Sheldon. Such an application shall be made by the property owner or his/her agent and shall be accompanied by any materials or information deemed appropriate by the Town Planning Board or authorized official, including but not limited to a scaled (one inch equals 50 feet or one inch equals 100 feet) site plan prepared and certified by a licensed engineer or land surveyor, which contains the following minimum information:
      1. A location plan and boundary line survey of the property.
      2. The location of all Environmental Protection Overlay District boundaries, designated Town of Sheldon open space, county, or state parkland.
      3. The location of all existing and proposed buildings, structures, utility lines, sewers, water, and storm drains on the property or within 200 feet of the proposed work site.
      4. The location of all existing and proposed impervious surfaces such as driveways, sidewalks, etc., on the property or within 200 feet of the proposed work site.
      5. Existing and proposed contour levels at one-foot intervals for the property
      6. The location of all existing and proposed drainage patterns, drainage ways, swales, etc., within and/or adjacent to the property.
    - b. Each application for an EPOD development permit shall be accompanied by the appropriate fee(s) as determined by the Town Board. The fee(s) shall be in addition to any other fees required for the development under this chapter and/or the Town of Sheldon Code.
3. Permit Review
    - a. For projects requiring site plan approval under Article VIII of this chapter, the authorized official shall refer a completed permit application to the Town Planning Board or authorized official, as the case may be, for a public hearing in accordance with Article VIII. The authorized official may refer all applications to the appropriate boards and agencies for their review and recommendations. Such boards or agencies

- shall have 30 days from the date of their receipt of a completed application in which to review such application and report their recommendations to the appropriate board or authorized official. Should such boards and agencies fail to report or make a recommendation to the authorized official or the appropriate board regarding applications within the thirty-day time period, or request an extension, the authorized official or the appropriate board may take action on the permit application without such report.
- b. The authorized official or the Town Planning Board, as the case may be, shall have the authority to grant or deny an EPOD development permit, subject to the standards, criteria, and other regulations contained in this chapter and regulations contained in the State Environmental Quality Review Act (SEQRA). The authorized official or the appropriate board may also request a report from the Code Enforcement Officer in acting on such permit applications.
  - c. Any development permit issued by the authorized official or the Town Planning Board, as the case may be, in accordance with the provisions of this article may be issued with conditions. Such conditions may be attached as are deemed necessary to ensure the preservation and protection of environmentally sensitive areas and to ensure compliance with the policies and provisions of this article.

### ***Section 404.01 EPOD (1)***

#### **A. Floodplain Overlay District**

##### **1. General Requirements**

The FP Overlay District is divided into two categories (FWA-Floodway Area and FFA-Flood Fringe Area). The boundaries for the FP Overlay District are the same as the boundaries for the Flood Hazard Boundary Maps originating from the Flood Insurance Rate Map (FIRM). This area may be further refined to include both the Floodway and the Floodway Fringe District as defined and delineated by the Federal Emergency Management Agency (FEMA), or such additional areas as may be designated by the zoning map of the Town of Sheldon. The following controls shall apply:

##### **2. Special Dimensional Requirements**

- a. The minimum horizontal setback for all structures shall be seventy-five (75) feet from the toe of the slope of any watercourse. The minimum setback for all structures shall be fifty (50) feet from the road right-of-way line.
- b. Where public sewerage is not available (and sewage disposal is required), no lot shall be built upon which has insufficient space or conditions for a County Health Department approved on-site sanitary waste disposal system. Water supply systems and/or sanitary disposal systems shall be designed to eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

- c. New construction or substantial improvements of habitable structures shall have the lowest floor (including basement) elevated to a minimum of one (1) foot above the level of the 100-year flood. All utility and sanitary facilities shall be flood-proofed up to the level of the 100-year flood.
- d. All structures to be used for human occupancy must be located on the building site so as to offer the minimum obstruction to the flow of floodwaters (i.e. longitudinal axis parallel to the direction of flood flow). All structures (including prefabricated and mobile homes) must be designed (or modified) to be firmly anchored to prevent floatation, collapse, or lateral movement.
- e. All utilities (water, sewer, gas, electrical systems) shall be located and constructed to minimize or eliminate flood damage. Restrictions of bridge openings or other narrowing of streams or rivers shall be constructed at or above the flood protection elevation of the 100-year flood.
- f. All dimensional and lot line setback requirements and specifications are contained in the Bulk and Area Dimensional Table 7 below.

## B. Permitted Uses and Bulk and Area Requirements

**Table 7 – FP Floodplain Overlay District Table**

Zoning District	Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Accessory Buildings Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
			Acres	Lot Width	Front (a)	Rear	Side	Rear	Side	Rear	Side		%
<b>FP – Overlay District: Floodplain</b>	<b>Off-Street Parking Areas</b>		5	500	50	75	75					25	5%
	<b>Open Recreational Uses Including Parks, Playgrounds, Golf Courses, Picnic Groves, Beaches, Boat Launches</b>		5	500	50	75	75	75	75	75	75	25	5%
	<b>Agriculture (excluding structures)</b>		5	500	50	75	75	75	75	75	75	25	5%
	<b>Wildlife Sanctuaries, Woodland Preserves, Scenic Sites, Arboretums</b>		5	500	50	75	75					25	5%
	<b>Greenhouses</b>	X	5	500	50(a)	75	75	75	75	75	75	25	5%
	<b>Home Occupation</b>			See Section 519									

Zoning District	Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Accessory Buildings Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
			Acres	Lot Width	Front (a)	Rear	Side	Rear	Side	Rear	Side		%
	<b>Open Storage if Contiguous to an Industrial District</b>	X	5	500	50(a)	75	75	75	75	75	75	25	5%
	<b>Single Family Dwelling on Lots of at Least Five (5) Acres</b>	X	5	500	50(a)	75	75	10	10	10	10	25	5%
	<b>Public or Private Stables and Facilities for Raising Insects</b>	X	5	500	50(a)	75	75	75	75	75	75	25	5%
Footnote:													
(a)	Measurement is taken from the centerline the of road in addition to the R.O.W. width												

***Section 404.02 EPOD (2)***

**A. Stream and Wetland Setbacks**

1. Permanent and impermanent streams and wetlands are prominent features of the Environmental Protection Overlay District, and the condition of these water bodies directly affects the health of local lakes and the fauna that depend on the water for sustenance. As such, it is the intent of these Environmental Protection Overlay District regulations to ensure the continued preservation and health of these many local lake water resources for current and future generations. For the purposes of this section, wetlands are defined by both state and federal governing regulations. Buffer areas apply to federally protected wetlands greater than one-tenth (0.1) acre.
2. No buildings, structures, paved areas, or storage of construction equipment or machinery shall be located within the following buffer areas: 50 linear feet of the bank of any permanent, impermanent or intermittent stream, and 100 feet of any wetland. These buffer areas may be increased by up to 50%, should the Planning Board determine that such an increase is necessary to protect water quality or to minimize the impacts of erosion and sedimentation.
3. During the site plan approval process where there is evidence of a wetland, the Planning Board may require a wetland delineation study to determine the exact boundaries and to evaluate the potential impacts of development on said wetland.

**§405 RESERVED**



## **ARTICLE V: SUPPLEMENTAL REGULATIONS**

This article contains supplemental regulations applicable to land uses in various zoning districts as well as regulations that govern land uses that require special use permits. Certain land uses in certain zoning districts are conditional uses and require a special use permit but are permitted in certain other zoning districts without a special use permit. The standards and conditions governing such uses shall be the same, apart from the requirement for a special use permit where required.

### **§500 NON-CONFORMING USES, LOTS AND STRUCTURES**

It is the intent of this Local Law to permit non-conforming uses to continue until they are removed, but not to encourage their survival. Lots, structures, uses of land, and characteristics of uses which lawfully existed at the time of the enactment of this Local Law and which would be prohibited or restricted under the terms of this Local Law may be continued subject to the following provisions:

#### **A. Enlargement**

A non-conforming use shall not be enlarged, increased, changed nor extended.

#### **B. Unsafe Structures**

Any structure or portions thereto declared unsafe by a proper authority may be restored to a safe condition, subject to applicable State and local laws and regulations.

#### **C. Alterations**

A non-conforming structure may not be reconstructed or structurally altered to an extent exceeding in aggregate cost of fifty percent (50%) of the assessed value of the structure, as adjusted to full market value of said structure, based upon the State Board of Equalization and Assessment rates, unless the structure shall be brought into conformance with the provisions of this Local Law.

#### **D. Restoration**

Non-conforming structure damaged or destroyed by fire or other causes or that are demolished may be repaired or replaced provided that the footprint and square footage of the repaired or replaced structure does not exceed the footprint and square footage of the non-conforming structure that existed prior to being damaged, destroyed or demolished and provided that the repaired or replacement structure is located on the same footprint occupied by the non-conforming structure prior to being damaged, destroyed or demolished.

**E. Discontinuance of Use/Abandonment**

Whenever a non-conforming use has been discontinued for a period of twelve (12) consecutive months, such non-conforming use shall not thereafter be re-established, and any future use shall be in conformance with the provisions of this Local Law. Such discontinuance of the active and continuous operation of such non-conforming use, or part of portion thereof, for such period of one (1) year, is hereby construed and considered abandonment of such non-conforming use, regardless of any reservation of an intent not to abandon same or of an intent to resume active operations. If actual abandonment in fact is evidenced by the removal of buildings, structures, machinery, equipment, and other evidence of such non-conforming use of the land and premises, the abandonment shall be construed and considered to be completed and all rights to re-establish or continue such non-conforming use shall thereupon terminate.

**F. Changes of Use**

Once changed to a conforming use, no structure or land so changed shall be permitted to revert to a non-conforming use.

**G. Moving a Structure**

Should any structure be moved for any reason for any distance, it shall thereafter conform to the requirements for the zoning district in which it is located after it is moved except that a non-conforming manufactured home may be moved to a lot to replace a pre-existing non-conforming manufactured home.

**H. Existing Undeveloped Undersized Lots of Record**

Any record lot held in single and separate ownership prior to the adoption of this Local Law and whose area /or width and/or depth are less than the minimum requirements specified herein for the zoning district in which such lot is located may be considered as complying with this Local Law and no variance therefore shall be required, provided that:

1. Such lots do not adjoin any other lot, or lots held by the same owner, the aggregate area of which lots is equal to or greater than the minimum lot area required for the district.
2. Provided that the minimum yard dimensions are met.
3. Such undersized non-conforming lots may be used for not more than one single family dwelling if such lot is located in a zoning district in which residential uses are permitted.
4. A lot of non-conforming size may be subdivided if each and every subdivision of such lot is purchased by the owner or owners of the adjoining properties to increase the size of said owner's property or owners' properties.

**§501 CORNER AND THROUGH LOTS**

On corner lots and through lots the sides facing both streets shall be considered front yards. The other (2) sides shall be considered side yards.

## **§502 CLEAR VIEW OF INTERSECTING STREETS**

No obstruction to view, except buildings and structures existing at the time of the existence of this Local Law, shall be maintained on the premises within a triangle formed by the intersecting highways so as to interfere with a view of traffic approaching such intersection within a distance of thirty (30) feet measured along the lot lines of the lot and the intersecting highways.

## **§503 HABITATION**

All residential habitation shall be in residential dwellings as defined in this Local Law (also see Section 507).

## **§504 STRIPPING OF TOPSOIL**

- A. No person, firm, or corporation shall strip, excavate, or otherwise remove topsoil for sale or other use other than on the premises from which taken, except in connection with the construction or alteration of a building or buildings on such premises and excavation or grading incidental thereto. Any area of land consisting of more than one (1) acre from which topsoil has been removed or covered over by fill shall be seeded to provide an effective cover crop within the first growing season following the start of said operation.
- B. Any removal of topsoil shall comply with all applicable Federal, State, and local regulations regarding erosion control and stormwater management.
- C. Such standard agricultural practice, as scraping the barnyard soil for the purpose of sale, shall be exempt from this section.

## **§505 YEAR-ROUND DWELLINGS**

- A. All single family dwellings shall have a gross habitable floor area of not less than 1,075 square feet and all two-family dwelling shall have a gross habitable floor area of not less than 2,150 square feet.
- B. The exterior siding shall consist of vinyl or aluminum lap siding, wood, Masonite, or other similar materials commonly used in standard residential construction.
- C. The construction and installation of all structures, including seasonal dwellings, manufactured homes, and appurtenant utilities shall conform to provisions of the New York State Uniform Fire Prevention and Building Code and all other applicable federal, State, and local standards.

## **§506 SEASONAL DWELLING**

- A.** Seasonal dwellings shall not be less than 1,075 square feet in gross area.
- B.** A seasonal dwelling may be located along any roadway or private road.
- C.** Seasonal dwellings with 1,075 gross square feet or more of habitable floor area shall meet the requirements of the New York State Uniform Fire Prevention and Building Code for year-round dwellings
- D.** An application for a seasonal dwelling permit must be accompanied by an approval from the Wyoming County Health Department.
- E.** No seasonal dwelling shall be converted to a year-round dwelling without first bringing such seasonal dwelling into compliance with the requirements as set forth in this Local Law for year-round dwellings in the zoning district in which such seasonal dwelling is located. Such converted dwellings shall not be occupied on a year-round basis until a certificate of occupancy is issued by the Zoning Officer and the Code Enforcement Officer.

## **§507 CAMPING UNIT / RECREATIONAL VEHICLES**

No recreational vehicles, self-propelled campers, pop-up campers, or camper trailers, excluding tents, hereinafter "camping unit" shall be placed on a lot in the Town and used for overnight camping, sleeping or occupancy except in accordance with the standards and conditions set forth in this Section:

- A.** A camping unit shall be permitted to be located on a private lot without a camping permit under the following conditions:
  - 1. Located on the same lot as the primary dwelling unit
  - 2. Maintain current license and registration
  - 3. All sewage, water and electrical connections supplied by the dwelling
  - 4. Is not located within the Town of Sheldon floodplain
  - 5. Cannot be used as a business or home occupation
- B.** A camping unit placed on a vacant lot or unimproved lot without a primary structure shall obtain a camping permit and comply with the following conditions:
  - 1. Fee shall be paid each calendar year (per unit installed) according to the current fee schedule
  - 2. Maintain current license and registration
  - 3. Is not located within the Town of Sheldon floodplain
  - 4. Cannot exceed 5 camping units per lot
  - 5. Cannot be used as a business or home occupation

6. Camping units connected to water supplies and septic system shall comply with Wyoming County Health Department requirements
7. Electrical service installations serving up to 5 units shall conform to the most current version of the National Electrical Code

## **§508 ACCESSORY DWELLING UNIT**

In any district where residential uses are permitted, the Town Planning Board may, by site plan, allow for the construction of one accessory dwelling unit associated with a single family dwelling provided the following requirements and conditions are met.

- A. The applicant shall provide a site plan, floor plan, and building elevations in sufficient detail to evaluate the request.
- B. The design of the accessory dwelling unit shall maintain the size and scale of a single family residential dwelling and be consistent with the neighborhood.
- ~~C. The entrance to the accessory dwelling unit shall not be located on any wall facing any street.~~  
6/4/25
- C. Only one accessory dwelling unit is created within, attached to, or above a detached garage.
- D. The accessory dwelling unit shall not exceed 35% 1075 sq. ft. and not to exceed the total floor area of the primary unit. For accessory dwelling units located over detached garages, the total floor area of the garage and accessory dwelling unit shall not exceed 60% 1075 Sq. Ft. of the total above ground floor area of the primary dwelling unit. No portion of the roof on the detached structure shall exceed or appear to exceed the roof of the primary structure.  
6/4/25
- E. One dwelling unit on the property shall remain owner-occupied.
- ~~G. The owner shall provide a notarized affidavit on forms provided by the Town of Sheldon once every two years stating that the property remains owner-occupied.~~ 6/4/25
- F. The accessory dwelling unit shall clearly be secondary and subordinate to the primary dwelling.
- G. The accessory dwelling unit shall have its own independent bathroom and kitchen facilities.
- H. The primary residence and accessory dwelling unit shall have adequate water and sewer/septic systems.

- I. Adequate off-street parking is provided for all dwelling units.

- J. Parking location, design, and access from the public right-of-way serves both dwelling units and are not distinguishable as separate facilities.

## **§509 SWIMMING POOLS**

Swimming pools (as defined by the New York State Uniform Fire Prevention and Building Code) may be installed only as accessory structures to dwellings for the private use of the owners or occupants of such dwellings and their families and guests. No swimming pool shall be installed or maintained unless:

- A. Such pools are installed in the rear or side yard of the premises. No swimming pool shall be closer to the street of the front lot line of the dwelling to which the pool is an accessory use.
- B. The setbacks from the side and rear lot lines shall be in the Permitted Uses and Area & Bulk Requirements Tables.
- C. Fences and gates shall be erected around all swimming pools, pursuant to the requirements of the New York State Uniform Fire Prevention and Building Code. Every gate or other opening in the fence enclosing any pool, except an opening through the dwelling or other main building of the premises, shall be kept securely closed and locked at all times when the owner or occupant of the premises is not present at such pool.
- D. No permit shall be issued for a swimming pool unless the applicant can show that the proposed drainage of such pool is adequate and will not interfere with the property of others, with public highways or area drainage facilities.
- E. No permit shall be issued for a swimming pool unless the applicant can demonstrate that there is sufficient water supply to accommodate such pool without detriment to normal water consumption requirements and that all proposed water connections are proper and adequate.
- F. Zoning permits shall be required for all swimming pools having a depth of twenty-four (24) inches or greater regardless of whether the pool is above or below ground.
- G. This section does not apply to farm ponds.

## **§510 SIGNS**

- A. Every sign, other than those provided for in Sub-Section B of this Section, shall require a zoning permit. All signs shall be designed and located in such a manner as to:
  - 1. Not impair public safety.
  - 2. Not restrict clear vision between a sidewalk and street or obstruct line-of-sight for vehicles entering, exiting, or using the highway.

3. Not be confused with any traffic sign or signal.
4. Withstand a wind pressure load of thirty (30) pounds per square foot.
5. Signs may be illuminated by a steady light provided that lighting does not directly illuminate adjacent property or roadway. Flashing, oscillating, moving, changing, and revolving signs are not permitted, unless necessary for public safety or welfare. Only signs installed by a governmental agency or required by a governmental agency, law, or regulation, are permitted within the right-of-way for a public highway.

#### **B. Signs Permitted in All Districts without a Zoning Permit**

The signs listed below are permitted in any district provided they are not placed within any public right-of-way. House numbers and resident's names may appear on mailboxes located within the public right of way.

1. One (1) number and/or name plate identifying residents, mounted on house or apartment not exceeding one (1) square foot in area.
2. One (1) lawn sign identifying residents, not exceeding one (1) square foot, or two (2) square feet if double-faced. Such signs are to be non-illuminated except by a light which is an integral part of a lamp post if used as a support, with no advertising message thereon.
3. A limited purpose sign shall not exceed twelve (12) square feet and shall not be located less than ten (10) feet from a lot line. When applicable, limited purpose and/or temporary signs shall be removed within ten (10) days after the activity, event, or function ends. Limited purpose and/or temporary signs used more than sixty (10) consecutive days per year shall require the issuance of a zoning permit and shall comply with the regulations for the respective zoning district where it is located.
4. Signs necessary for public safety or welfare.

#### **C. Non-Conforming Signs**

1. Non-conforming signs shall be removed at the expense of the owner when any use of the property on which the sign is located is discontinued within 30 days of discontinuance.
2. Non-conforming signs may not be enlarged, extended, relocated, or altered in any way, except to make them conform to provisions of this Zoning Law. This provision shall not restrict routine maintenance of non-conforming signs involving replacement of electrical parts and repainting.



#### D. Signs Defined

1. (C) **Canopy** - A pedestrian-oriented sign attached to the underside of a permanent canopy.
2. (FS) **Freestanding** - A sign resting upon or attached to the ground by means of an integral base or one or more poles or standards. Freestanding signs include both pole signs and ground signs.
3. **Off-Premises** - Any freestanding sign, as herein defined, not to exceed three square feet in face area and eight feet in height, attracting attention to an object, product, service, place, activity, institution, organization, business or otherwise anything not available or located on the site where the sign is located.
4. (PD) **Perpendicular** - A pedestrian-oriented sign attached perpendicular to the building face.
5. (T) **Temporary** - A non-illuminated, portable sign utilized on a limited basis and shall be removed within ten (10) days after the activity, event, or function ends.
6. (W) **Wall** - Any sign integral with or attached to and parallel to the face of the outside wall of a building.
7. (WI) **Window** - Any sign placed inside or upon a window facing the outside and which is intended to be seen from the exterior.

Signage – Area and Bulk Regulations (b)				
Zoning District	Face Area (Sq')	Number Allowed	Type Allowed (a)	Setback to Lot Line
LD	12	1	FS, W, PD, T, WI	10
HC	20	3	FS, W, PD, WI	10
GC	20	3	C, FS, W, PD, WI	10
LI	25	2	FS, W, PD, WI	10
EPOD	4	1	W, WI	10
Footnote:				
(a)	Wall signs shall not exceed 10% of the wall area, nor project more than 1' from the building façade			
(b)	No sign shall exceed 30' in height above grade			

#### F. Signs Prohibited

The following types of signs are prohibited and shall not be permitted, erected, or maintained in any zoning district and the owner thereof shall upon written notice of the Zoning Enforcement Officer forthwith, in the case of immediate danger and in any case within not

more than ten (10) days, make such sign conform with the provisions of this Section or shall remove it. If within seven (7) days the order is not complied with, the Zoning Enforcement Officer may cause said sign to be removed at the expense of the owner.

1. Any sign which by reason of its size, location, coloring, or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstruction or detraction from the visibility of any traffic control device on public streets and roads.
2. No person shall erect or maintain a sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit way.
3. Signs which make use of words such as "STOP", "LOOK", "DANGER", and other words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
4. Any sign which has any visible moving part, visible revolving parts, or visible mechanical movement of any description (except time and temperature revolving signs as allowed) or other apparent visible movement achieved by electrical or kinetic means, including intermittent electrical pulsations, or by action of normal wind currents.

## **§511 PONDS**

- A. Ponds for recreational, fire protection or agricultural purposes shall be permitted in the Low Density (LD) and Light Industrial (LI) Districts as an accessory use, provided the following regulations are complied with:
  1. The pond shall be designed and approved by a certified Engineer or P.E. or other authority acceptable to the Zoning Officer.
  2. A stamped plot plan shall be provided showing the location of said pond.
  3. No pond shall be established within fifty (50) feet of any property line.
  4. The Board of Appeals, by Public Hearing, may vary this property line requirement, but it shall not be reduced to less than twenty-five (25) feet.
  5. Any pond located on property of less than two (2) acres shall be regulated as a swimming pool under Section 509 herein.

## **§512 FENCES**

### **A. General Requirements**

All fences erected installed in the Town of Sheldon shall require a zoning permit and comply with the provisions of this Section.

1. Fences installed shall not encroach on neighboring lot lines, public or private right-a-way.
2. All fences shall be maintained on all sides in a safe, sound, and upright condition. The owner of the property or properties on which the fence or hedge is located shall be responsible for maintenance.

3. Fences required to obtain a zoning permit, and installed in a front yard, shall not exceed 3' in height. Shall adhere to the following:
  - If located in front yard shall not exceed 3' in height;
  - If located in side or rear yard shall not exceed 6' in height
4. No fence shall be installed that will obstruct visibility for ingress or egress to a public way.
5. No restrictions or zoning permits shall be required for fences used for farm purposes or by an agricultural operation.

#### **B. Parks, Playgrounds and Recreational Facilities**

1. A fence not exceeding eight (8) feet in height is permitted anywhere on any public playground, public park, or private school premises, however, chain link fences used for baseball/softball backstops or around tennis courts or other recreational facilities shall be exempt from the height restriction of this Sub-Section.
2. Fences enclosing private basketball courts, tennis courts, or other private recreational facilities on residential property shall not be subject to the height limitations in Sub-Section A above. However, such fences shall be subject to the setback requirements for principal structures.

#### **C. Private Swimming Pools**

Private, outdoor swimming pools shall be enclosed by a protective fence in accordance with the requirements of the New York State Uniform Fire Protection and Building Code.

### **§513 OFF-STREET PARKING**

#### **A. General Requirements**

An adequate number of off-street parking spaces shall be provided in all zoning districts, at the time any building or structure is erected, enlarged, or increased in capacity in accordance with the parking standards set forth in the following table. For structures and land uses that do not fall into the categories listed in the following table, a reasonable and sufficient number of off-street parking spaces shall be determined on a case-by-case basis by the Town Planning Board during site plan review. Handicap parking and access shall be provided in accordance with all applicable federal, State, and local requirements.

**Table 8 - Off-Street Parking Space Requirements**

Use	Minimum Required Off-Street Parking Spaces
One or two family dwelling	2 per dwelling unit
Churches and houses of worship	1 per 4 seats
Community buildings, used in connection with the operation of clubs, social halls, lodges, fraternal organizations, and similar uses	1 per 200 sq. ft. GFA
Home occupations and home business	2 for the dwelling unit plus the number of spaces required for the proposed type of business
Bed and breakfast inns	2 for each dwelling plus 1 per rentable bedroom
Automotive service or repair shop	4 per bay or work area
Restaurant or other eating place	1 per 3 seats
Retail or service business	1 per 300 sq. ft. GFA
Warehouse, distribution or other storage or wholesale building	1 per 5,000 sq. ft. GFA
Medical offices or clinics	1 per 200 sq. ft. GFA
Light manufacturing, assembly, welding, fabricating plants	1 per 800 sq. ft. GFA
Professional and business offices	1 per 250 sq. ft. GFA
Bank or other financial institution	1 per 300 sq. ft. GFA
Animal clinic/hospital/commercial kennel	1 per 200 sq. ft. GFA

GFA: Gross Floor Area

(1) Upon determining the total required for a multifamily building or development, any total number including a fraction shall be rounded up to the next highest whole number or integer.

**B. Size and Access**

Each off-street parking space shall have an area of not less than 200 square feet and shall have a minimum width of ten (10) feet and minimum length of twenty (20) feet. There shall be adequate provision for ingress and egress to all parking spaces. Access drives or driveways shall be not less than ten (10) feet wide.

**C. Parking for Churches and Houses of Worship**

The number of required off-street parking spaces may be eliminated or reduced by the Planning Board if there exists within 500 feet of the church or house of worship a public parking lot or lots containing a sufficient number of off-street parking spaces to satisfy the requirements set forth in the off-street parking space requirements table.

**§514 OFF-STREET LOADING**

- A. In connection with each building, or building group or part thereof hereafter erected in any zoning district, which is to be occupied for manufacturing or commercial uses or distribution by vehicle of material or merchandise, there shall be provided and maintained, on the same lot with such building, off-street loading berths in accordance with the minimum requirements set forth in the following table.

**Table 9 – Off-Street Loading Requirements**

Uses	Square Feet of Gross Floor Area	Required Number of Off-Street Loading Berths
Retail and Service Establishments	5,000-25,000	1
	25,000-40,000	2
Commercial, Wholesale	40,000-60,000	3
Manufacturing	60,000-100,000	4
Storage and Miscellaneous Uses	For each additional 50,000 or fraction thereof	1 additional

**B. Size and Location:**

Each loading space shall be not less than ten (10) feet in width, thirty-five (35) feet in length, and have a minimum clearance of fourteen (14) feet and may occupy all or any part of any required yard unless it abuts a residential district, in which case it must meet the requirements as set forth in the Schedule of Regulations. Larger loading spaces may be required by the Town Planning Board during Site Plan Review if a larger size is warranted by the type of business.

## **§515 JOINT OFF-STREET PARKING OR LOADING FACILITIES**

Off-street parking and loading facilities for separate uses may be provided jointly if the total number of spaces so provided is not less than the sum of the separate requirements for each use. However, joint facilities may provide a smaller number of parking spaces if it can be demonstrated to the satisfaction of the Town Planning Board during Site Plan Review that both uses will not require the parking spaces concurrently.

## **§516 OUTDOOR STORAGE IN CONJUNCTION WITH RETAIL AND WHOLESALE BUSINESSES**

Outdoor storage is permitted in conjunction with a retail or wholesale business including hardware stores and building materials supply stores in the General Commercial (GC), and Light Industrial (LI) District and the standards and conditions set forth in this Section.

- A. Locations of all areas used for outdoor storage shall be shown on the site development plan. No outdoor storage shall be permitted within the setback required for accessory buildings unless this requirement is specifically waived by the Town Planning Board during Site Plan Review.
- B. All outdoor storage areas shall be enclosed, except for necessary access drives, by buildings and/or fences, walls, embankments, evergreen shrubs, or trees so as substantially to screen such areas from view from any street or residential district. However, the Town Planning Board may determine, during Site Plan Review, that such enclosure is not necessary in connection with all or a portion necessary and reasonable.

## **§517 REFUSE CONTAINERS**

Commercial refuse containers shall be used for commercial waste disposal and stored in closed containers in an area screened from view at all points on any public or private property or street when viewed from ground level.

## **§518 MANURE STORAGE FACILITIES FOR FARMING OPERATIONS**

- A. Manure storage facilities, as defined herein, not be located closer than 400 feet if located next to residential use, and 200 feet to all other lot lines. All manure storage facilities, regardless of location shall comply with the following.
  - 1. All manure storage facilities shall be designed in accordance with design standards and regulations promulgated by the United States Department of Agriculture, Natural Resources Conservation Service Standards (NRCS), New York State Department of Environmental Conservation (NYS DEC) for consolidated animal feedlot operations (CAFO). CAFO as defined by the USDA is “an animal feeding operation with more than 1000 animal units (an animal unit is defined as an animal equivalent of 1000 pounds live

weight and equates to 1000 head of beef cattle, 700 dairy cows, 2500 swine weighing more than 55 lbs., 125 thousand broiler chickens, or 82 thousand laying hens or pullets) confined on site for more than 45 days during the year. Any size AFO that discharges manure or wastewater into a natural or man-made ditch, stream or other waterway is defined as a CAFO, regardless of size.”

## **§519 HOME OCCUPATIONS**

Home occupations are permitted in the Low Density (LD) and Hamlet Commercial (HC) Districts as an accessory use to a residential use subject to the following standards and conditions of this Section. **A zoning permit will be issued if all conditions are met. 6/11/25**

- A.** Home occupations may be conducted as an accessory use to a single family dwelling only.
- B.** No person other than a member of the immediate family occupying such dwelling shall be employed full time in the home occupation.
- C.** A home occupation must be conducted within a dwelling which is the bona fide residence of the principal user, or in an accessory building thereto which is normally associated with a residential use.
- D.** No more than twenty five percent (25%) of the gross floor area of such residence shall be used for the conduct of a home occupation. The entire floor area of an accessory structure, excluding garages, may be used for a home occupation.
- E.** In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character whether by the use of colors, materials, construction, lighting or the emission of sounds, noises, or vibrations.
- F.** No mechanical or electrical equipment shall be employed other than machinery or equipment customarily found in the home associated with a hobby or avocation not conducted for gain or profit or machinery or equipment which is essential in the conduct of the home occupation.
- G.** There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
- H.** One name plate shall be allowed. It may display the name of the occupant and/or the name of the home occupation. It shall not exceed one (1) square foot in area and shall be attached to the structure.

- I. Only one (1) commercial vehicle, as defined herein, may be used in connection with home occupation.
- J. No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy in the district in question under normal circumstances wherein no home occupation exists.
- K. Any home occupation that exceeds the thresholds established in this Section shall require a special permit for a home business.

## **§520 RESIDENTIAL & WORKING FARM ENERGY SYSTEMS**

### **A. Residential and Farm Wind Conversion Systems**

Refer to Local Law 2 of 2011 regulating the personal use of wind towers.

### **B. Residential and Farm Solar Conversion Systems**

Refer to Local Law 2 of 2020, Section 5220, regulating small scale solar energy systems.

## **§521 CHURCHES AND PLACES OF WORSHIP**

Churches and places of worship are permitted in the Low Density (LD) District, and Hamlet Commercial (HC) District without a special use permit subject to the standards and conditions set forth in this Section.

- A. Access driveways shall be located no closer than 20 feet to side lot lines.
- B. Off-street parking shall be provided in accord with this Local Law. Said parking shall be located in the side and/or rear yard areas. Each off-street parking area shall be adequately illuminated, landscaped, and screened from any adjoining residential site so as to prevent the illumination of adjoining residential properties by motor vehicle headlights utilizing the parking lot. All off-street parking shall be designed to complement the internal circulation pattern and the point or points of access to the property.
- C. If a bus is to be used as part of the conditional use, a designated parking area shall be provided for the storage of said vehicle. Such parking area shall be located behind the principal building.
- D. Site lighting shall be provided and so as to not illuminate adjoining residential sites. Site lighting shall be restricted to providing adequate security lighting for the property after the public use of the property has been concluded for the day.



- E. Provide acceptable facilities for the storage of trash. In no instance shall any trash be stored outside of enclosed containers. All outdoor storage areas shall be screened from the view of adjoining properties with a fence or shrubs.
- F. One unanimated, non-illuminated flat or window sign and one unanimated, free-standing sign, each not to exceed four (4) square feet per side, shall be permitted. Illuminated signs may be permitted subject to the review and approval of the Town Planning Board.

## **§522 LIBRARIES AND MUSEUMS**

Libraries and Museums are permitted in the Hamlet Commercial (HC) District without a special use permit subject to the standards and conditions set forth in this Section.

- A. Off-street parking shall be provided in accord with this Local Law. Said parking shall be located in the side and/or rear yard areas. Each off-street parking area shall be illuminated, landscaped, and screened from any adjoining residential site so as to prevent the illumination of adjoining residential properties by motor vehicle headlights utilizing the parking lot. All off-street parking shall be designed to complement the internal circulation pattern and the point, or points of access to the property
- B. Access driveways shall be located no closer than 20 feet to the side lot lines.
- C. Site lighting shall be provided as part of any special use permit. Such lighting shall not illuminate adjoining residential sites. Site lighting shall be restricted to providing adequate security lighting for the property after the public use of the property has been concluded for the day.
- D. Provide acceptable facilities for the storage of trash. In no instance shall any trash be stored outside of enclosed containers. All outdoor storage areas shall be screened from the view of adjoining properties with a fence or shrubs.
- E. One unanimated, non-illuminated flat or window sign and one unanimated, free-standing sign, each not to exceed four (4) square feet per side, shall be permitted. Illuminated signs may be permitted subject to the review and approval of the Town Planning Board.

## **§523 PRIVATE SCHOOLS AND PRESCHOOLS**

Private schools and preschools are permitted in the Low Density (LD) and Hamlet Commercial (HC) Districts without a special use permit, but subject to the standards and conditions set forth in this Section.

**A. Minimum Dimensional Requirements for a private school:**

Minimum Lot Size: 2 acres

Minimum Lot Width: 250 feet

Minimum Front Setback: 50 feet (from right-of-way line)

Minimum Side Setback: 30 feet

Minimum Rear Setback: 30 feet

Maximum Height: 35 feet

Maximum Building Lot Coverage: 35%

Minimum Green Space: 30%

**B. Minimum dimensional requirements for a private preschool:**

Minimum Lot Size: 2 acres

Minimum Lot Width: 150 feet

Minimum Front Setback: 30 feet (from right-of-way line)

Minimum Side Setback: 25 feet

Minimum Rear Setback: 25 feet

Maximum Height: 35 feet

Maximum Building Lot Coverage: 35%

Minimum Green Space: 30%

- C.** Off-street parking shall be located in the rear and/or side yard areas of the site. Each off-street parking area shall be illuminated, landscaped, and buffered from any adjacent residential site so as to prevent the illumination of adjoining residential properties by motor vehicle headlights utilizing the parking lot.
- D.** All outdoor recreation areas shall be located in the rear and/or side yard areas. Where such facilities are to be located adjacent to a residential site, hedges or similar type of landscaping shall be installed along the borders to mitigate the effects of noise on the adjacent residential sites.

**§524 STATE ENVIRONMENTAL QUALITY REVIEW**

- A.** The State Environmental Quality Review Act requires that local government examine the environmental impact of all actions they permit, fund, or construct.
- B.** All “Type I” actions (6 NYCRR Part 617) shall require the submission and review of an Environmental Assessment Form.
- C.** For zoning action reviewed by the Town, the following bodies shall be lead agency, unless otherwise delegated by the Town Board: Zoning Text Amendments – Town Board, Zoning

District Amendments – Town Board, Special Permits –Planning Board, Site Plan Review – Planning Board, Variance – Zoning Board of Appeals.

- D. If, in the opinion of the local lead agency, after review of the Environmental Assessment Form, there appears the potential for a significant environmental impact, the lead agency shall cause the applicant to prepare a Draft Environmental Impact Statement. Review, notice and action on the Draft Environmental Impact Statement shall be conducted in accordance with to 6 NYCRR Part 617.

## **§525 ACCESSORY BUILDINGS AND STRUCTURES**

### **A. Detached Accessory Buildings and Structures**

Detached accessory buildings and structures, i.e., those not attached to the principal building, may be erected anywhere on the parcel provided that the detached accessory building meets the minimum setback requirements for accessory structures set forth in the Dimensional Requirement Tables. A detached accessory structure is permitted to be constructed in front of the front building line of the principal structure if the accessory structure meets the front setback requirements for principal structure.

### **B. Attached Accessory Buildings and Structures**

When an accessory building or structure is attached to the principal building, it shall comply in all respects with the requirements of this Local Law applicable to the principal building. To be considered an attached accessory structure, at least 25% of the area of a wall of the accessory building shall be in common with an integral part of the principal building.

## **§526 SOLID WASTE DISPOSAL**

Refer to Local Law 1 of 2000 regulating solid waste disposal.

## **§527 RESERVED**

## **ARTICLE VI ADMINISTRATION AND ENFORCEMENT**

### **§600 ENFORCEMENT**

#### **A. Appointment of the Zoning Officer**

The provisions of this Chapter shall be administered and enforced by the Zoning Enforcement Officer appointed by the Town Board. The Town Board may designate persons to assist and be supervised by the Zoning Officer.

#### **B. Authority of the Zoning Officer**

1. The Zoning Officer may inspect any building, other structure, or tract of land and may order, in writing, the remedying of any condition found to be in violation of any provision of this Local Law. After any such order has been served, no work shall
2. proceed on any building, other structure or tract of land covered by such order except to comply with such order. The Zoning Officer may cause the appearance in Justice Court of an alleged violator by filing a complaint with the appropriate court or police agency.
3. The Zoning Officer may undertake enforcement actions as authorized by this Local Law and applicable provisions of federal or state law.

#### **C. Administrative Duties of the Zoning Officer**

1. The Zoning Officer shall issue zoning permits on the Zoning Officer's own authority if the Zoning Officer finds that the requirements for the uses for which the permit is sought have been satisfied and no variance or special use permit is required.
2. The Zoning Officer shall issue zoning permits for uses that have a variance approved by the Zoning Board of Appeals or a special use permit issued by the Planning Board.
3. The Zoning Officer shall transmit to the applicant any denials of a variance or a special use permit and the reasons for the denial.
4. The Zoning Officer shall make periodic inspections of any ongoing construction for which a permit has been granted, and report to the Town Planning Board on any violations of the terms and conditions of the permit.
5. The Zoning Officer shall issue a Certificate of Zoning Compliance if the Zoning Officer finds that the terms and conditions of the permit have been satisfied.
6. The Zoning Officer shall keep a record of all approvals or rejections of applications and inspections.

**D. Enforcement Duties of the Zoning Officer**

1. Stop work order: A stop work order may be issued when the Zoning Officer discovers a project commencing without required permits and approvals. A fee will be charged for the removal of any structure erected without the proper permits and approvals and for the cost of issuing the stop workorder.
2. Maintenance of special use permit conditions. The Zoning Officer may inspect annually the premises of a use for which a special use permit has been issued by the Town Planning Board. The inspection shall determine that the use is being operated consistent with the conditions and standards set forth in this Local Law for such uses as well as with any conditions imposed by the Town Planning Board at the time the Special User Permit was approved.
3. If the Zoning Officer shall determine that the use is not being operated in compliance with the permit, the Zoning Officer shall find the owner or operator of the use in violation of the Zoning Local Law and shall issue a notice of violation to the owner or operator. If such violation is not corrected within sixty (30) days of issuance the notice of violation, the Special Use Permit shall become null and void, and the owner or operator shall cease use of the property until such time as a new Special Use Permit application is submitted and approved in accord with the provisions of this Article.

**E. Violations and Penalties**

1. Shall comply with Section 106.

**§601 THE TOWN PLANNING BOARD**

**A. Appointment of Town Planning Board**

The Town Board authorizes the creation of a five (5) member Town Planning Board pursuant to Section 271 of the New York State Town Law. The members of the Town Planning Board shall, by resolution, be appointed by the Town Board for terms of five (5) years. Terms for all Town Planning Board members shall be staggered as required by law. The Town Board may designate the Chairperson of the Town Planning Board or on failure of the Town Board to do so, the Town Planning Board may designate a chairperson from its own members. Two (2) alternate members of the Town Planning Board may be appointed by the Town Board for terms of five (5) years. All provisions of State Law relating to Town Planning Board member eligibility, vacancy in office, removal, compatibility of office and service on other boards, as well as any provisions of any local law or ordinance relating to training, continuing education, compensation, and attendance shall also apply to the alternate members of the Town Planning Board.

The Chairperson of the Town Planning Board may designate one or more alternative members of the Town Planning Board to serve when necessary, and only so long as necessary, to obtain or maintain a quorum of such Board. Such designation and its expiration shall be entered into the minutes of the Town Planning Board. When so designated, the alternate member of the Town Planning Board shall possess all the powers and responsibilities of a member of such Board. No member of the Town Board shall be eligible to be appointed to the Town Planning Board, but no persons shall be disqualified from serving as a member of the Town Planning Board while serving as a member of the County Planning Board.

**B. Removal of Town Planning Board Members**

The Town Board shall have the power to remove, after public hearing, any member of the Town Planning Board for cause. Any Town Planning Board member may be removed for compliance with the minimum requirements relating to meeting attendance and training as established by the Town Board by local law or ordinance.

**C. Town Planning Board Rules, Expenses and Training**

1. The Town Planning Board may adopt rules or bylaws for its operations and may amend such rules and bylaws from time to time as deemed appropriate and necessary by the Town Planning Board.
2. The Town Board shall provide an appropriation to the Town Planning Board to cover necessary expenses including the means for the Town Planning Board to maintain a written record of its meetings and public hearings.
3. The Town Board may require Town Planning Board members to complete training and continuing education courses in accordance with any local requirements for the training of such members and may reimburse Town Planning Board members for appropriate expenses incurred in obtaining such training or continuing education.

**D. Duties of the Town Planning Board**

1. To prepare, review and/or recommend revisions to the comprehensive plan for the development of the Town as provided under Section 272-a of New York State Town Law and/or Town Board Resolution.
2. To review and comment on all proposed zoning amendments before referral to the County Planning Board
3. To conduct Site Plan Review as authorized by Section 274-a of New York State Town Law and prescribed in Article VIII of this Local Law.
4. To review and grant or deny Special Use Permits as authorized by Section 274-b of the New York State Town Law and prescribed in Article VII of this Local Law.
5. To review and approve the subdivision of parcels as authorized by Sections 276, 277, 278, and 279 of the New York State Town Law.

6. To render assistance to the Zoning Board of Appeals at its request.
7. To research and report on any matter referred to it by the Town Board.
8. To make investigations, maps, reports, and recommendations in any matter related to planning and development as it seems desirable providing expenditures of the Town Planning Board do not exceed the budget appropriations for the Town Planning Board.
9. To review and comment on mining permit applications filed with the New York State Department of Environmental Conservation and to make recommendations to such State agency with regard to the following:
  - a. setbacks from property lines and rights-of-way
  - b. barriers designed to restrict access
  - c. dust control
  - d. hours of operation
10. All such powers and duties as are conferred upon the Town Planning Board and subject to the limitations set forth in Sections 271, 272-a, 273, 274-a, 274-b, 276, 277, 278, 279, and 280-a of the New York State Town Law, as the same may be amended, modified, or changed from time to time, or any sections subsequently adopted pertaining to the Town Planning Board.

#### **E. Town Planning Board Meetings**

1. The Town Planning Board shall hold regularly scheduled monthly meetings provided there are meeting agenda items for Board consideration and the Board may hold special meetings, from time to time as needed, at the call of the Chairperson or at the request of three (3) or more members.
2. The presence of three (3) members of the Board shall constitute a quorum which shall be necessary to act on any application for a special use permit, site plan review and to decide upon any other matter brought before the Board, unless otherwise stipulated in this Local Law.
3. All votes of the Town Planning Board shall be taken by roll call. The Planning Board decisions on matters not referred to the County Planning Board shall be by simple majority vote (three) of the full membership. On a matter referred to the County Planning Board, voting shall be in accord with Section 603 of this Article.
4. Any member of the Town Planning Board having a conflict of interest on a matter before such Board shall abstain from any discussion or voting on that matter.
5. The Town Planning Board may request and obtain any advice or opinions on the law relating to any matter before the Board from the Town Attorney and require the Town Attorney to attend its meetings.
6. The Town Planning Board may require the Zoning Officer to attend its meetings to present any facts relating to any matter before the Board.
7. All meetings of the Town Board shall be open to the public.

8. The Town Planning Board shall make a factual record of all its proceedings including: public hearings, deliberations, voting and decisions. The factual record shall be taken by the Secretary to such Board.
9. County Planning Board Representatives. The Town Board may nominate a member of the Town Planning Board or the Zoning Board of Appeals to serve on the County Planning Board when vacancies occur. Appointment to the County Planning Board is made by the County Board of Supervisors.

## **§602 ZONING BOARD OF APPEALS**

### **A. Appointment of the Zoning Board of Appeals**

The Town Board authorizes the appointment of a five (5) member Zoning Board of Appeals pursuant to Section 267 of New York State Town Law. The members of the Zoning Board of Appeals shall be appointed by the Town Board for terms of five (5) years. Terms of all Zoning Board of Appeals members shall be staggered as required by law. The Town Board may also appoint the chairperson of the Zoning Board of Appeals, or on failure to do so, the Zoning Board of Appeals shall elect a chairperson from its own members. Two (2) alternate members of the Zoning Board of Appeals may be appointed by the Town Board for terms of five (5) years. All provisions of State Law relating to Zoning Board of Appeals member eligibility, vacancy in office, removal, compatibility in office and service on other boards, as well as any provisions of any local law or ordinance relating to training, continuing education, compensation, and attendance shall also apply to the alternate members of the Zoning Board of Appeals. The Chairperson of the Zoning Board of Appeals may designate an alternate member of the Zoning Board of Appeals to serve when necessary, and only so long as necessary, to obtain or maintain a quorum of such Board. Such designation and its expiration shall be entered into the minutes of the Zoning Board of Appeals. When so designated, the alternate member of the Zoning Board of Appeals shall possess all the powers and responsibilities of a member of such Board.

### **B. Rules, Expenses and Training**

1. The Zoning Board of Appeals may adopt rules or bylaws for its operations and may amend such rules and bylaws from time to time as deemed appropriate and necessary by the Town Planning Board.
2. The Town Board shall provide an appropriation to the Zoning Board of Appeals to cover necessary expenses including the means for the Zoning Board of Appeals to maintain a written record of its meetings and public hearings.
3. The Town Board may require Zoning Board of Appeals members to complete training and continuing education courses in accordance with any local requirements for the training of such members and may reimburse Zoning Board of Appeals members for appropriate expenses incurred in obtaining such training or continuing education.



### **C. Authority and Duties of the Zoning Board of Appeals**

The jurisdiction of the Zoning Board of Appeals shall be appellate only and shall be limited to hearing and deciding appeals from and reviewing any order, requirement, decision, interpretation, or determination made by the Zoning Officer. The Zoning Board of Appeals shall decide any question involving the interpretation of such provisions as more fully described in this Section.

#### **1. Reversing or Affirming Orders, Requirements, Decisions, Interpretations and Determinations**

The Zoning Board of Appeals may reverse or affirm, wholly or partly, or may modify any order, requirement, decision, interpretation, or determination appealed from, and shall make such order, requirement, decision, interpretation, or determination as in its opinion ought to have been made in the matter by the Zoning Officer and to that end shall have all the powers of the Zoning Officer.

#### **2. Granting Area or Dimensional Variances**

a. The Zoning Board of Appeals shall have the power, on appeal from a decision or determination of the Zoning Officer, to grant area variances as defined herein. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider:

1. whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
2. whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
3. whether the requested area variance is substantial;
4. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (vi) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.

b. The Zoning Board of Appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health safety and welfare of the community.

c. The Zoning Board of Appeals shall, in the granting of an area variance, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such condition shall be consistent with the spirit and intent of the Zoning Local Law and shall be imposed for

the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

3. Granting Use Variances

- a. The Zoning Board of Appeals, on appeal from the decision or determination of the Zoning Officer, shall have the power to grant use variances as defined herein.
- b. No such use variance shall be granted by the Zoning Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that:
  1. under applicable zoning regulations the applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence;
  2. that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
  3. that the requested use variance, if granted, will not alter the essential character of the neighborhood; and
  4. that the alleged hardship has not been self-created.
- c. The Zoning Board of Appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- d. The Zoning Board of Appeals shall, in the granting of a use variance, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property, and/or the period of time such variance shall be in effect. Such condition shall be consistent with the spirit and intent of the Zoning Regulations contained in this Local Law and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

**D. Procedures for Processing Zoning Appeal**

1. Each order, requirement, decision, interpretation, or determination of the Zoning Officer shall be filed in the office of the Town Clerk within five (5) business days from the day it is rendered. An appeal shall be taken within sixty (60) days after the filing of any order, requirement, decisions interpretation or determination of the Zoning Officer and shall be filed at least ten (10) days prior to the scheduled meeting of the Zoning Board of Appeals. All appeals shall be in writing on forms established by the Zoning Board of Appeals which shall be available from the Zoning Officer and shall refer to the specific provision of the Zoning Local Law involved and establish the details of why the order, requirement, decision, interpretation and/or

determination of the Zoning Officer should be reversed or why a variance should be granted and shall address the considerations described in Sub-Sections 703 C.2 and 703 C.3 of this Section if the appeal is for a variance.

2. Any appeal for an area variance shall be accompanied by a site plan prepared in accordance with the site plan requirements specified in Section 804. Any appeal for a use variance for property within a low density district containing a farm operation or for property with boundaries within five hundred (500) feet of a farm operation located in a low density district, shall include an Agricultural Data Statement with the application. If an Agricultural Data Statement is required, the applicant shall mail, via registered mail, written notice of such application to the owners of land as identified by the applicant in the Agricultural Data Statement. Such notice and Agricultural Data Statement shall conform to the requirements set forth in Article XI of this Local Law. The cost of mailing said notice shall be borne by the applicant.
3. Upon receipt of the completed appeal form, the Zoning Board of Appeals shall:
  - a. Schedule a public hearing.
  - b. Arrange for publication of notice of the public hearing as described in Sub-Section E of this Section.
  - c. Refer the application to the County Planning Board in accord with Section 239-m of the New York State General Municipal Law, if required
  - d. Determine whether a draft Environmental Impact Statement should be required.
4. Within sixty-two (62) days of the public hearing, the Zoning Board of Appeals shall render a decision. If the matter was referred to the County Planning Board, a copy of the Zoning Board of Appeals findings and decision shall be sent to the County Planning Board.

#### **E. Public Hearing and Zoning Board of Appeals Decision**

1. Public hearings shall be scheduled within sixty-two (62) days from the date that the Zoning Board of Appeals receives the appeal. Any such appeal shall be deemed received when the appeal is first presented at a duly called meeting of the Zoning Board of Appeals. Notice of the public hearing shall be published in the official newspaper of the Town of Sheldon at least seven (7) days prior to the hearing. Such notice shall briefly describe the nature of the appeal and the date, time, and place of the hearing.
2. A copy of the public notice shall be sent to all adjacent property owners within 200 feet of the subject property. Further, the applicant shall, at least seven (7) days prior to the date of the hearing, give notice, in writing, by registered or certified mail or by service in person with adequate proof of contact.
3. Public records may be taken by stenographic and/or tape recorder means and shall be transcribed accurately into a narrative form which may or may not be a verbatim transcript.

#### **F. Zoning Board of Appeals Meetings**

1. The Zoning Board of Appeals shall hold regularly scheduled monthly meetings provided there are meeting agenda items for Board consideration and the Board may hold special meetings, from time to time as needed, at the call of the Chairperson or at the request of three (3) or more members.
2. The presence of three (3) members shall constitute a quorum for the conduct of business before the Zoning Board of Appeals.
3. The presence of three (3) members of the Board shall be necessary to act on the application for any variance or to decide upon any other matter brought before the Board, unless otherwise stipulated in this Local Law.
4. All votes of the Zoning Board of Appeals shall be taken by roll call. Zoning Board of Appeals decisions on matters not referred to the County Planning Board shall be by simple majority vote (three) of the full membership. On a matter referred to the County Planning Board, voting shall be in accord with Section 603 of this Local Law.
5. Any member of the Zoning Board of Appeals having a conflict of interest in the matter before such Board shall abstain from any discussion or voting on that matter.
6. The Zoning Board of Appeals may request and obtain any advice or opinions on the law relating to any matter before the Board from the Town Attorney and require the Town Attorney to attend its meetings.
7. The Zoning Board of Appeals may require the Zoning Officer to attend its meetings to present any facts relating to any matter before the Board.
8. All meetings of the Zoning Board of Appeals shall be open to the public.
9. The Zoning Board of Appeals shall make a factual record of all its proceedings including the reading of the cases, public hearings, deliberations, voting and decisions. These factual records may be taken by stenographic and/or tape recorder means and shall be accurately transcribed into a narrative form, but not necessarily a verbatim transcript. The factual record shall be taken by the Secretary to the Board.

#### **§603 REQUIRED REFERRALS TO THE COUNTY PLANNING BOARD**

The State enabling laws require that any of the following local zoning actions must be referred to the County Planning Board prior to action by any local board. Any proposal for a Special Use Permit, variance, site plan approval, change in the zoning law text or map (rezoning or amending the zoning law) which would affect real property that is within a distance of 500 feet from the boundary of:

- any county, city, village, or Town of Sheldon
- any existing or proposed county or state park.
- any right-of-way of any county or state road or parkway,
- any stream or canal owned by the county.
- any existing or proposed county or state owned land on which a public building or institution is situated

must be referred to the County Planning Board which shall have thirty (30) days from the date the County Planning Board receives such referral to take action on the matter. By mutual agreement of the County and the Town of Sheldon such thirty (30) day period may be extended in special cases.

**A. Effect of County Planning Board Review**

1. If the County Planning Board recommends the approval of a matter referred to it, the local board's decision is governed by a simple majority vote.
2. If the County Planning Board recommends disapproval or approval subject to stated conditions or modifications, the local board may override the county opinion only by a majority plus one vote.

**B. Report on Final Local Action**

Within thirty (30) days following a local board's final decision on a matter referred to the County Planning Board, the local board shall provide a copy of its final decision and reasons for such decision to the County Planning Board.

**§604 RESERVED**

## **ARTICLE VII: SPECIAL USE PERMITS AND PROCEDURES**

**This is found in our current laws under article 6 6/25/25**

### **§700 PURPOSE**

It is the intent of this Local Law to use Special Use Permits to control the impact of certain uses upon areas where they may be incompatible unless conditioned in a manner suitable to a particular location. Special Use Permits provide needed flexibility and individuality to the otherwise rigid controls of zoning regulations.

### **§701 ADMINISTRATION**

The Town Planning Board shall ~~administer the and~~ review and ~~granting of~~ Special Use Permits unless specifically specified within this zoning law.6/11/25

### **§702 PROCEDURE**

#### **A. Filing of Special Use Permit Application**

1. Applications for a Special Use Permit shall be filed with the Zoning Officer. All applications shall be signed by the legal owner of the premises for which the Special Use Permit is sought.
2. Each application for a Special Use Permit shall be accompanied by a proposed site plan depicting the information required for site plan approval as described in Article VII of this Local Law. Any application for a special use permit or site plan approval for property within an agricultural district containing a farm operation or for property with boundaries within 500 feet of a farm operation located in a low density district, shall include an Agricultural Data Statement ~~as specified in Article XI of this Local Law.~~ 6/11/25
3. The Zoning Officer shall refer the completed Special Use Permit application to the Town Planning Board within ten (10) days after receiving a completed application. The Zoning Officer shall concurrently transmit a copy of the complete application and supporting documents to the County Planning Board for review when required under Section 239-m of the General Municipal Law. The information required by an Agricultural Data Statement may be included as part of any other application form required by local law, ordinance, or regulation.
4. No application shall be deemed complete if the Zoning Officer shall determine that a variance would be required from the Zoning Board of Appeals in connection with the proposed use of the premises. The Zoning Officer shall notify the applicant of the need for such variance.

#### **B. Public Hearing and Notification**

1. Prior to taking action on an application for a special use permit, the Town ~~Planning~~ Board shall conduct a public hearing. Such hearing shall be conducted within sixty-two (62)

days following the receipt of a complete application and supporting documents from the

Zoning Officer. Any such application shall be deemed received when the completed application is first presented at a duly called Planning Board meeting.

2. The Town Planning Board shall direct the Town Clerk to publish a notice of the public hearing in the official newspaper, one of general circulation in the Town of Sheldon, at least seven (7) days prior to the date of the public hearing. Such notice shall include sufficient information so as to identify the property involved and the nature of the proposed action. A copy of the public notice shall be sent to all adjacent property owners within 200 500 feet of the subject property. Further, the applicant shall, at least seven (7) days prior to the date of the hearing, give notice, in writing, by registered or certified mail or by service in person with adequate proof of contact. 6/11/25
3. If an Agricultural Data Statement is required for the subject project, the applicant shall prepare and distribute such Agricultural Data Statement in accordance with the provisions set forth in Article XI of this Local Law.

### **C. Special Use Permit Decision**

1. The Town Planning Board may approve or approve with conditions, a Special Use Permit for uses described in this section of this Local Law provided all requirements and conditions set forth in such Article are complied with.
2. The Town Planning Board shall render its decision, either approving, approving with conditions, or denying, within sixty-two (62) days after the public hearing unless the time period is extended by the mutual consent of the Town of Sheldon Planning Board and the applicant. 6/11/25

## **§703 FINDINGS**

- A. The Town Planning Board shall make a written factual record and findings of all its proceedings involving the granting of a Special Use Permit. Compliance with the requirements of this Article of this Local Law shall be substantiated:
- B. The Town Planning Board shall make written findings for each special use permit decision. Findings shall state the reasoning behind, the basis for, and the evidence relied upon to reach the decision. The following considerations shall apply to all special use permit applications:
  1. Ingress and egress to the property and proposed structures thereon, with particular reference to vehicular and pedestrian safety, and convenience, traffic flow and control, and access in case of fire or catastrophe.
  2. Off-street parking and loading areas where required, and the noise, glare, or odor effects of the special use permit use on adjoining properties, and properties generally in the district, and the economic impact of the proposed Special Use Permit use.
  3. Refuse and service areas.
  4. Utilities as appropriate, with reference to locations, availability, and compatibility and/or adequacy of private water source and private sewage disposal.



5. Storm drainage, including potential impact on downstream properties.
6. Screening and buffering, with reference to type, dimensions, and character.
7. Proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district.
8. Required yards and other open space.
9. General compatibility with adjacent properties and other properties in the zone district.
10. The Agricultural Data Statement, if any, shall be evaluated and considered as to the possible impacts of the special use on the low density district.

C. The Town ~~Planning~~ Board may impose any additional conditions and requirements on the Special Use Permit it deems necessary to conform to the goals and objectives of the Town of Sheldon Comprehensive Plan and its principles of land use and development, and to protect the health, safety, and general welfare of the public. Such conditions and requirements shall be clearly documented in the findings and reflected on the approved Special Use Permit.

## **§704 SPECIAL USE PERMIT APPROVAL / DISAPPROVAL**

- A. If an application for a Special User Permit is approved by the Town ~~Planning~~ Board, the Board shall furnish the Zoning Officer with a copy of the approving resolution with written direction to issue the applicant a zoning permit in accord with the conditions of the special use permit. If any Special Use Permit issued under this Local Law shall remain unexercised for a period of one (1) year from the date of issuance or if any use permitted by a Special Use Permit ~~shall be~~ **is** discontinued for a period of one (1) year, such permit ~~shall be deemed-~~ **maybe** revoked and the use shall not be commenced or continued until another new application ~~shall have~~ **has been submitted** ~~been made~~ to the Town Planning Board therefore and approved.6/11/25
- B. If an application is disapproved by the Town ~~Planning~~ Board, the reasons for such denial shall be set forth in the Town ~~Planning~~ Board resolution and a copy of such resolution shall be furnished to the Zoning Officer with written direction to deny the zoning permit and to provide the applicant with a copy of the Town ~~Planning~~ Board resolution.6/11/25

## **§705 GENERAL SPECIAL USE PERMIT PROVISIONS FOR CONDITIONAL USES**

Certain zoning districts are hereby declared to possess unique characteristics that necessitate certain proposed land uses to be carefully considered by the Town ~~Planning~~ Board on an individual case-by-case basis due to the potential impact such uses may have on adjoining properties and the character of the neighborhood. Upon application, special use permits may be approved and issued by the Town ~~Planning~~ Board in accordance with the administrative procedures set forth in this Local Law and only after it has found that each and all of the following standards have been met:

- A. The proposed conditional use is consistent with the general intent of the Town Comprehensive Plan and with each of the specific purposes set forth in this Local Law.
- B. The location, size and use of the structures involved, nature and intensity of the operations involved and size and layout of the site in relation to the proposed conditional use are such that it will be compatible with the orderly development of the zoning district.
- C. Operation of the proposed conditional use will be in compliance with the clean air standards promulgated by the New York State Department of Conservation and/or the United States Environmental Protection Agency and will be no more objectionable to the uses of nearby properties, by reason of dust or smoke emission, noise, odors, fumes, pollution of air or water, including subsurface waters, unsightliness or similar conditions, than would be the operation of any permitted use.
- D. The proposed special use satisfies each and all standards and conditions specified for such special use by the relevant provisions of this Article.
- E. The Town ~~Planning~~ Board may impose additional conditions or restrictions as it may deem necessary prior to approving any special use permit application in order to protect public health and safety, the quality of the Town of Sheldon's natural resource base and the value of property.
- ~~F. The Town Planning Board may waive certain requirements for conditional uses, provided that such waiver does not endanger public health, safety or welfare or compromise the character of the neighborhood. 6/11/25~~
- G. No site preparation or construction shall commence nor shall existing structures be occupied for any conditional use until final site plan approval has been granted by the Town ~~Planning~~ Board and permits have been issued by all governmental agencies involved.

## **§706 MAINTENANCE OF SPECIAL USE PERMIT CONDITIONS**

Shall comply with Section 704.

## **§707 FARM MARKETS- found in section 6150 in current law 6/25/25**

The Town Planning Board may approve a special use permit for farm markets on land located in the Low Density (LD) District.

- A. Such structures shall not exceed 2,000 square feet of floor area.

- B. Not more than 1/3 of the total floor area shall be for the display and sale of products grown off the premises.
- C. Such structures shall conform to the minimum setback requirements for accessory buildings in the Low Density (LD) District as specified in the Dimensional Schedule in Article IV.
- D. Sufficient land area shall be provided to accommodate off-street parking for not less than six (6) customer vehicles on site.
- E. Farm Stands not exceeding 144 Sq. Ft. are permitted. 6/11/25

### **§708 BED AND BREAKFAST INNS` - in current law 5020 9/10/25**

The Town Planning Board may approve a special use permit for the operation of a bed and breakfast inn in a residential dwelling in the Hamlet Commercial (HC) District subject to the standards and conditions set forth in this Section. Bed and breakfast inns are permitted uses in the Low Density (LD) District without a special use permit, but are subject to all other standards and conditions set forth in this Section.

- A. Bed and breakfast inns shall be operated only as an accessory use and only in a single family dwelling and no more than five (5) bedrooms.
- B. The operator of the bed and breakfast establishment shall reside on the premises.
- C. The dwelling shall not be altered in a manner which would cause the premises to differ from its residential character, nor shall any extensions or additions to the dwelling be made for the purpose of renting such space for overnight accommodations.
- D. Outbuildings detached from the principal dwellings shall not be used for the purpose of lodging.
- E. A minimum of one (1) off-street parking space shall be provided for each rentable unit, in addition to the two (2) spaces required for a single family dwelling. No such parking space shall be located in the front yard area and each space shall not be less than 10 feet by 20 feet.
- F. The dwelling may display a sign not to exceed two by two (2x2) feet in size.
- G. No bed and breakfast inns shall be permitted where access is provided by a shared driveway.
- H. Each rentable unit in a bed and breakfast establishment shall maintain a working smoke detector.

- I. Bed and breakfast inns shall comply in full with the Wyoming County Sanitary Code and the NYS Fire Prevention and Building Code and other applicable State and County regulations.

## **§709 HOME BUSINESS**

The Town Planning Board may approve a special use permit for a home business as an accessory use to a residential dwelling subject to the standards and conditions set forth in this Section.

### **A. Type of Business**

A variety of commercial and manufacturing uses may be permitted, provided that the requirements of this Section are met. No business that requires a special use permit in any commercial or industrial zoning district shall be permitted as a home business.

### **B. Neighborhood Character**

The appearance of the structure shall not be altered, and the business shall not be conducted in a manner that would cause the premises to differ from its existing neighborhood character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, noises or vibrations. No lights or noise from the home business shall be noticeable at any time from any public street or neighboring property.

### **C. Operation and Employees**

1. The operator of the home business shall reside in the single family dwelling located on the same lot as the home business.
2. The home business shall be conducted in such a manner that at any one time, the maximum number of clients, customers, and others at the site of the home business, excluding employees, is not greater than ten (10). No more than eight (8) persons, other than members of the family occupying such dwelling, shall be employed in such home business at any one time.

### **D. Floor Area**

1. No more than forty percent (40%) of the gross floor area of a dwelling shall be used for the conduct of a home business, up to a maximum of 1,000 square feet, provided that the portion of the dwelling used for residential purposes shall comply with all applicable laws and codes.
2. The entire gross floor area of no more than one (1) detached accessory structure may also be permitted for use of a home business, in addition to space within the dwelling.

**E. Outdoor Storage of Equipment and Materials**

A maximum of four (4) pieces of equipment, other than commercial vehicles, may be parked outdoors on the lot. Such equipment shall be operable and necessary for the conduct of the home business. Outdoor storage of equipment used for the home business shall be permitted only in the rear yard. Such equipment shall be completely screened from view from neighboring properties and public roads.

**F. Outdoor Display of Goods**

The outdoor display of goods may be permitted, provided that the goods are displayed in a neat and orderly manner. The Town of Sheldon Planning Board may limit the quantity of goods displayed and/or the amount of land utilized for the display of goods and may require appropriate screening and/or buffers. Areas proposed for the outdoor display of goods must be clearly delineated in the special use permit application.

**G. Signage**

1. One (1) sign shall be permitted to identify a home business and no sign shall have more than two (2) printed sides
2. In the Low Density (LD) District, no such sign shall be larger than four (4) square feet in area per side.
3. In the Hamlet Commercial (HC) District, no such sign shall be larger than two (2) square feet in area per side.

**H. Commercial Vehicles**

No more than two (2) commercial vehicles, as defined herein, may be used in connection with the home business. Such vehicles may be parked outside, but not within the setbacks specified in this Section

**I. Number of Clients**

The home business shall be conducted in such a manner that at any one time, the maximum number of clients, customers, and others, excluding employees, at the site of the home business is not greater than ten (10).

**J. Hours of Operation**

The home business' hours of operation shall be clearly delineated in the Special Use Permit.

**K. Parking**

Off-street parking shall be provided in accordance with the provisions of this Local Law. The off-street parking spaces provided for the home business shall be in addition to the parking required for the residence.

**L. Setbacks**

Any accessory building used in conjunction with the home business shall be set back a minimum of seventy-five (75) feet from all property lines. Off-street parking and loading spaces, as well as outdoor storage and display, shall be set back a minimum of fifty (50) feet from all side and rear property lines and not less than seventy-five (75) feet from all public rights-of-way.

**M. Deliveries**

Tractor trailer deliveries shall be permitted unless the Town of Sheldon Planning Board determines that the site does not provide adequate access and/or turnaround space.

**N. Access**

1. Any business involving direct sales to the public shall have frontage on a public road.
2. Such businesses shall obtain the appropriate driveway permit from the Town of Sheldon County or the State Department of Transportation.

**§710 AUTOMOTIVE REPAIR AND SERVICE**

The Town Planning Board may approve a special use permit for automotive repair and service businesses including auto body repair and paint shops and detailing shops in the General Commercial (GC) District subject to the standards and conditions set forth in this Section. Automotive repair and service businesses including auto body repair and paint shops and detailing shops are permitted uses in the Light Industrial (LI) District without a special use permit but are subject to all other standards and conditions set forth this Section.

**A.** The lot size shall be at least one (1) acre in area.

**B.** The lot frontage along any street shall be at least 150 feet.

**C.** Lot depth shall be at least 125 feet.

**D.** Entrance and exit driveways shall have an unrestricted width of not less than twenty (20) feet and not more than thirty (30) feet, shall be located not less than ten (10) feet from any property line, and shall be so laid out as to avoid the necessity of any vehicle backing out across any public right-of-way. The appropriate access permit shall be obtained from the Town of Sheldon, County or State highway or transportation department.

**E.** A suitable landscaped area shall be maintained at least five (5) feet in depth along all street frontage not used as a driveway.

- F.** Side yards of not less than twenty-five (25) feet shall be provided along all lot lines adjacent to property zoned or used for residential or office purposes.
- G.** All area lighting fixtures shall be so designed and located so that no direct rays fall outside the property line and no light fixture is more than twenty (20) feet above the finished grade.
- H.** Each such business shall be provided with an office, including all appropriate sanitary facilities.
- I.** All service or repair of motor vehicles, other than such minor servicing, shall be conducted within a building.
- J.** No inoperative or partially dismantled automobile shall be stored on the premises for more than ninety (90) days. All such vehicles and all automobile parts, dismantled vehicles and similar articles shall be stored within a building or screened from view from adjacent properties and public streets.
- K.** No more than ten (10) licensed motor vehicles being serviced or repaired shall be stored or parked outdoors for more than forty-eight (48) hours, and these shall be in areas effectively screened from all property lines.
- L.** Each vehicle for sale is permitted one (1) sign per vehicle with a maximum area of two (2) square feet.
- M.** A facility offering or providing automobile repair services shall have a valid license from New York State. An automobile repair facility operating without a valid license from New York State at the time of enactment of this Local Law shall not be considered to be a preexisting non-conforming use.

## **§711 AUTOMOTIVE VEHICLE SALES**

The Town Planning Board may approve a special use permit for the sale of motor vehicles in the General Commercial (GC) District subject to the standards and conditions set forth in this Section. The sale of motor vehicles is a permitted use in the Light Industrial (LI) District without a special use permit but is subject to all the other standards and conditions set forth in this Section.

- A.** Such sales may be conducted either in a fully enclosed building located on the same lot, or in an unenclosed area. If such sales are conducted in a fully enclosed building located on the same lot, such building shall have a building area of not less than 5,000 square feet devoted to the sale and service of automobiles or boats.

**B. Minimum Specifications:**

Front setback for building: 75 feet, side setback 30 feet

Rear setback 30 feet

Lot frontage 200 feet, lot size one (1) acre

- C.** No vehicle shall be displayed for sale or rent within twenty-five (25) feet of any property line, including the edge of any public highway or road.
- D.** Entrance and exit driveways shall have a minimum width of twenty-five (25) foot and shall be not less than twenty (20) foot from any side property line.
- E.** No more than twenty-five (25) automobiles shall be offered for sale on any lot at any time, and all automobiles shall be displayed in a neat and orderly manner.
- F.** All automobiles displayed on a lot shall be in proper working order at all times and shall have a valid Motor Vehicle Registration.
- G.** The entire surface of the site to be traveled by motor vehicles shall be a dust-free hard surface such as; concrete, asphalt, crushed stone or equivalent.
- H.** No retail sales of fuel shall occur on the site at any time.
- I.** No exterior light source shall be erected in excess of fifty (50) foot above ground surface and all lighting shall be placed to eliminate the casting of direct light or glare upon the adjacent property and highway.
- J.** Repair of motor vehicles on site is prohibited unless the provisions found in Section 710 (Special Use Permit criteria for Automotive Repair and Service) are complied with in full. In such a case where two different specifications are listed, the more stringent standards and conditions shall apply.
- K.** No such establishment shall be located within a distance of 200 feet of a residence, cemetery, school or church. Said distance shall be measured in a straight line between the nearest points of each of the lots or premises.

**§712(A) GASOLINE STATIONS AND CONVENIENCE STORES WITH GASOLINE AND FUEL SALES**

The Town Planning Board may authorize a special permit for gasoline stations and convenience stores with gasoline sales in the General Commercial (GC) and Light Industrial (LI) Districts subject to the following standards and conditions.



**A. Specifications:**

Minimum lot size: two (2) acres in area

Minimum lot frontage: 200 feet entrance and exit driveways shall have an unrestricted width of not less than twenty-five (25) feet and not more than thirty (30) feet and shall be located not nearer than fifteen (15) feet from any property line and shall be designed as to avoid the necessity of any vehicle backing out into any public right-of-way.

**B.** Entrance and exit points shall be from a major or secondary road.

**C.** Gasoline pumps shall be located not less than thirty (30) feet from the roadway line and not less than thirty (30) feet from all other property lines. No such establishment shall be located within a distance of 200 feet of a residence, cemetery, school, church or other place of public assembly designed for occupancy by more than fifty (50) persons nor within 500 feet of another gasoline station or automotive repair or service shop on the same side of the roadway. Said distance shall be measured in a straight line between the nearest points of each of the lots or premises.

**D.** Landscaped areas of at least ten (10) feet in width shall be provided along property lines to lessen any visual unattractiveness.

**E.** The entire area of the site traveled by motor vehicles shall be hard surfaced.

**F.** Any repair of motor vehicles shall be performed in a fully enclosed building and no more than two (2) motor vehicles shall be offered for sale on the site at any one time. No motor vehicle parts, or partially dismantled motor vehicles shall be stored outside of an enclosed building.

## **§712(B) CONVENIENCE STORES WITHOUT GASOLINE AND FUEL SALES**

The Town Planning Board may authorize a special use permit for convenience stores without gasoline and fuel sales in the Low Density (LD) and Light Industrial (LI) Districts subject to the following standards and conditions. Convenience stores without gasoline or fuel sales are permitted in the Hamlet Commercial (HC) and General Commercial (GC) Districts without a special use permit but are subject to the following standards and conditions.

**A. Specifications:**

Minimum lot size: two (2) acres

Minimum lot frontage: 200 feet

- B. Entrances and exit driveways shall have an unrestricted width of not less than twenty-five (25) feet and not more than thirty (30) feet and shall be located not nearer than fifteen (15) feet to any property line and shall be designed so as to avoid the necessity of any vehicle backing out on to any public right-of-way.
- C. Entrance and exit points shall be from a major or secondary road only.
- D. Landscaped areas of at least ten (10) feet in width shall be provided along property lines to lessen any visual unattractiveness.

## **§713 PRIVATE AIRSTRIPS**

- A. Private airstrips may be allowed as special permit uses in the Low Density (LD) District with the approval of a special use permit by the Planning Board.
- B. The Planning Board shall determine that not more than twenty-five (25) percent of the site area proposed for use as a private airstrip contains prime agricultural soils.
- C. An application for the establishment, construction, enlargement, or alteration of an airstrip shall include, in addition to requirements for special use permits outlined in this Article, the following statements and information:
  1. Name and address of the proponent.
  2. Classification of the proposed airport (commercial, non-commercial, or restricted).
  3. Type of aviation activities proposed (aircraft sales and service, flight instruction, crop dusting, air taxi, etc.).
  4. Number of aircraft expected to utilize the airport initially and within five (5) years.
  5. Type of aircraft expected to be based at the airport (single engine, multiengine, turboprop jet, etc.).
  6. Whether an instrument approach procedure will be offered.
  7. Statement as to the anticipated number of daily operations.
  8. Copy of the airspace clearance granted by the Federal Aviation Administration for this airport, including USGS topographic map.
  9. A copy of the New York State Commissioner of Transportation's determination concerning this airport in accordance with the provisions of 249 of the New York State General Business Law.
  10. A site development plan of the airport, as approved by the Planning Board, which includes the following:
    - a. Scale no smaller than one inch equals one hundred feet (1" = 100').
    - b. Location of existing and proposed structures.
    - c. Alignment of existing and/or proposed runways shall be shown in the exact location and magnetic bearing to the nearest thirty (30) minutes.

- d. Existing and proposed contours at five (5) foot intervals.
  - e. Location of aircraft parking and tie-down areas.
  - f. Provisions for access and off-street parking.
  - g. Provisions for sanitary waste disposal and water supply.
  - h. Location and method of fuel storage.
11. An area map at a scale of not less than one (1) inch equals five hundred feet (1" = 500') showing:
- a. Distances from buildings, roads, natural features, power lines or other possible obstructions within two thousand (2,000) feet of the ends of runways shall be accurately plot.
  - b. Properties within one thousand (1,000) feet of the airport boundary shall be plotted, owners identified and the location and height of each building demarcated.
12. Permits issued for the operation of an airstrip shall be valid for a period of one (1) year. Said permit may be extended by action of the Planning Board for successive periods of one (1) year if the operation conforms to the initial proposal and the conditions on which the initial permit was issued are unchanged.
13. The Planning Board, in considering a request for a special use permit or the extension of a permit to operate an airstrip, may impose any conditions it deems necessary to protect the health, safety and public welfare of the Town of Sheldon.

## **§714 VETERINARIAN CLINICS AND ANIMAL HOSPITALS**

The Town Planning Board may approve special use permit for veterinarian clinics or animal hospitals in the Low Density (LD) District and General Commercial (GC) Districts subject to the standards and conditions set forth in this Section.

- A.** All buildings, structures or other accessory uses shall be at least twenty-five (25) feet from any side or rear property line and shall be set back to comply with the front yard requirements of the zone in which the facility is to be located. Buildings and other structures and kennels shall not exceed twenty-five percent (25%) of the lot.
- B.** All animals shall be kept within a totally enclosed building between 8:00 p.m. and 6:00 a.m.
- C.** Adequate off-street parking shall be provided in accordance with the size of the facility.
- D.** Adjacent properties shall be protected from noise, odors, and unsightly appearance. Fencing or hedges or a combination thereof shall be installed to screen outdoor runs and kennels from adjoining properties to minimize the barking of dogs in reaction to persons and or activities occurring on the adjoining properties.

- E.** Applicants must indicate on the special use permit application the methods that will be used for the disposal of animal waste and dead animals. Septic systems with 1,000 gallon tanks are recommended for the disposal of animal waste. The proposed method of disposal of waste and/or dead animals shall be subject to review and approval by the Town of Sheldon Planning Board and shall be approved by the Wyoming County Department of Health before any such method may be employed by any applicant.
- F.** If the applicant proposes to board or keep animals on the premises for purposes other than recuperation from illness or surgical procedures, the requirements established for commercial kennels by this Local Law shall also apply.
- G.** Any quarters for recuperating animals located on the premises shall be located inside a building that has been sound proofed in accordance with the standards established by the American Animal Hospital Association Guidelines.

## **§715 COMMERCIAL KENNELS**

The Town Planning Board may approve a special use permit for commercial kennels in the Low Density (LD) District and Light Industrial (LI) Districts subject to the standards and conditions set forth in this Section.

- A.** Minimum lot size and frontage:

<b>Number of Dogs</b>	<b>Lot Size</b>	<b>Lot Frontage</b>
4-10 dogs	5 acres	300 feet
11-20 dogs	10 acres	400 feet
21+ dogs	15 acres	400 feet

- B.** Adequate landscaping or fencing shall be provided to create a visual buffer between such facilities and adjacent properties. Kennels must have a security fence at least six (6) feet in height around perimeter unless enclosed in a building.
- C.** All buildings, structures or other accessory uses shall be at least seventy-five (75) feet from any property line except that animal runs and structures that house animals shall be at least 100 feet from any property line.
- D.** No outdoor area enclosed by fences for the use of animals shall be permitted within a front yard. Fenced areas shall be set back not less than 100 feet from any side or rear property line.

- E.** All animals shall be harbored in accord with the United States Department of Agriculture animal welfare guidelines.
- F.** Buildings and other structures and kennels shall not exceed twenty-five percent (25%) of the lot.
- G.** Adequate parking shall be provided in accordance with the size of the facility.
- H.** Applicants must indicate on the special use permit application the methods that will be used for the disposal of animal waste and dead animals. Septic systems with 1,000 gallon tanks are recommended for the disposal of animal waste. The proposed method of disposal of waste and/ or dead animals shall be subject to review and approval by the Town of Sheldon Planning Board and the Wyoming County Department of Health before any such method may be employed by any applicant.

## **§716 STABLES OR RIDING ACADEMIES**

- A.** Stables for the commercial boarding of horses or riding academies may be permitted in the Low Density (LD) District upon the approval of a special use permit by the Town Planning Board.
- B.** No site preparation or construction shall commence nor shall existing structures be occupied until final site plan approval has been granted by the Planning Board and permits have been issued by all governmental agencies involved.
- C.** The permitted use may include any of the following:
  - 1. Storage of horse vans for conveying or vanning of horses as may be accessory to the principal use.
  - 2. Sale or rental of horses for use by the public by the hour, day, month, or year.
  - 3. Rides on horses by the public.
  - 4. Rental of horse vans.
  - 5. Riding lessons to the public.
- D.** The land devoted to this use shall not be less than twenty (20) contiguous acres.
- E.** One principal single family dwelling may be located on the land devoted to this use provided that it complies with the requirements for this Zoning Law. The land area on which the principal single family dwelling is located shall not be considered as part of the land "devoted to this use" as set forth in paragraph D above.

- F.** The number of horses that may be boarded and/or trained at such property shall not exceed twenty-five (25) horses for the first twenty (20) acres of land devoted to this use, plus one horse for each additional half acre.
- G.** The stable and the facilities for the storage of manure shall be located on the land devoted to this use and not less than two hundred (200) feet from any boundary line.
- H.** Exercise tracks and riding rings shall meet the following requirements:
  - 1. Any riding ring or exercise track shall be at least one hundred fifty (150) feet from any boundary line.
  - 2. Horses shall not be left unattended in any roofless area which is enclosed by a fence less than four (4) feet in height.
- I.** Accessory buildings such as barns (not housing horses) sheds and the like, may be located on the land devoted to this use provided that: (a) they are set back at least two hundred (200) feet from the street line and one hundred (100) feet from each side boundary line; and, (b) they are not used for the storage of manure.
- J.** Structures on the land devoted to this use (not including the principal dwelling) shall not in the aggregate cover more than five percent of the area of the land devoted to this use.
- K.** No structure shall exceed thirty-five (35) feet in height.
- L.** Suitable and adequate off-street parking in accordance with the reasonable requirements of the Planning Board shall be provided. No parking shall be permitted within two hundred (200) feet of any property lines.
- M.** Exterior lighting shall be permitted only to the extent necessary to prevent injury to the public and shall be so installed and arranged as to reflect light away from the adjoining streets and prevent any nuisance to adjoining property.
- N.** Exterior loudspeakers shall be installed or used on the premises so as to minimize potential nuisances to adjacent properties.

## **§717 COMMERCIAL CAMPGROUNDS**

The Town Planning Board may approve a special use permit for commercial campgrounds in the Low Density (LD) District subject to the standards and conditions set forth in this Section.

- A.** Campgrounds shall be occupied only by travel trailers, pick-up coaches, motor homes, camping trailers, recreational vehicles, and tents suitable for temporary habitation and used for travel, vacation, and recreation purposes.
- B.** No permanent external appurtenances such as carports, cabanas or patios may be attached to any travel trailer or other vehicular accommodation parked in a campground.
- C.** The removal of wheels and placement of a unit on a foundation in a camping ground is prohibited.
- D.** Minimum parcel size: ten (10) acres
- E.** Not more than ten (10) travel trailers, campers, tents, recreational vehicles, or motor homes shall be permitted per acre of gross site area.
- F.** A campground shall be so located that no entrance or exit from a site shall discharge traffic into any residential area nor require movement of traffic from the camping ground through a residential area. A campground shall have a minimum of 150 feet of frontage on public highways and roads.
- G.** Conditions of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health or safety of occupants. Natural vegetation shall be retained wherever possible. The site shall not be exposed to objectionable smoke, noise, odors, or to other adverse influences, and no portion of the campground subject to flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.
- H.** Management headquarters, recreational facilities, toilets, dumping stations, showers, coin operated laundries, and other uses and structures customarily incidental to the operation of campground are permitted as accessory uses to the camping grounds. In addition, retail stores and other convenience establishments shall be permitted as accessory uses in campgrounds subject to the following restrictions.
  - 1. Such establishments and the parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the campground. Such establishments shall be restricted in their use to occupants of the campground.
  - 2. Such establishments shall present no visible evidence from any street outside the camping ground of their commercial character which would attract customers other than occupants of the campground.

3. The structures housing such facilities shall not be located closer than 100 feet to any public highway or road and shall not be directly accessible from any public street and shall only be accessible from a street within the campground.
- I. Plans for sewage disposal and water supply shall be designed in accordance with standards promulgated by the New York State Department of Health and Environmental Conservation and shall receive approval from said agencies.
  - J. Roadways in campgrounds shall be private, but shall be constructed with a stabilized travel way and shall meet the following minimum stabilized travel way width requirements:

One-way with no parking on either side:	12 feet
One-way with parking on one side	18 feet
Two-way with no parking on either side:	18 feet
Two-way with parking on one side:	27 feet
Two-way with parking on both sides:	34 feet

All public parking areas shall have a hard surface.

- K. Each campsite shall be at least 2,000 square feet in area and have a minimum width of 35 feet.
- L. A minimum of ten percent (10%) of the gross site area for the campground shall be set aside and developed as common use areas for open or enclosed recreation facilities. No travel trailer site required buffer strip, road right-of-way, storage area or utility site shall be counted as meeting recreational purposes.
- M. Entrances and exits to campgrounds shall be designed for safe and convenient movement of traffic into and out of the camping ground and to minimize friction with movement of traffic on adjacent roadways. All traffic into or out of the camping ground shall be through such entrances and exits.
- N. Pedestrian walkways shall be provided to lead to all parking areas, restrooms, or other service buildings. All walkways shall have adequate lighting.
- O. An adequate lighting system shall be provided for the campground.



- P. Not less than one (1) covered 20-gallon garbage receptacle shall be provided for each campsite. No campsite shall be situated further than 100 feet from a garbage receptacle. Garbage and rubbish shall be collected and disposed of as often as may be necessary to ensure sanitary conditions.
- Q. All campgrounds shall comply with all applicable sanitation standards promulgated by New York State, Wyoming County, and the Town of Sheldon.
- R. Setbacks - each building or structure within a campground shall comply with the setback regulations applicable to the Low Density (LD) District. Travel trailers, campers, tents, motor homes, and the motor vehicles propelling or carrying the same may be located not closer than thirty (30) feet to any side or rear lot line nor closer than sixty (60) feet to any front lot line.
- S. Campsites and buildings shall be set back not less than twenty-five (25) feet from any stream which carries water more than six (6) weeks per year.
- T. Dense landscaping in the form of evergreen trees, hedges, and/or shrubbery at least 10 feet tall shall be installed along the periphery of the property to screen the interior of the campground from view from all public roadways and rights-of-way. Earthen berms may be used in conjunction with landscaping to form the screen.

## **§718 CLUSTER RESIDENTIAL DEVELOPMENTS**

The Town Planning Board may approve a special use permit for cluster residential developments of one-family dwellings in the Low Density (LD) District subject to the standards and conditions set forth in this Section.

- A. A site development plan shall be submitted in conformance with the requirements of this Local Law.
- B. The minimum tract size shall be twenty (20) acres.
- C. The lot size, yard, area, and height requirements shall be established on an individual case basis which reflects the unique conditions of each site proposed for development, the potential impact on adjacent properties and to ensure consistency with the Town of Sheldon Comprehensive Plan.
- D. The number of lots or units, i.e., the density of development, in a cluster plan shall not exceed the number that could be created under a conventional development plan for the same tract of land. In determining the overall density to be allowed for a residential site, all developable areas of the site will be included.

- E. The developers shall set aside an area of not less than twenty percent (20%) of the gross acreage of the tract to be devoted exclusively to permanent recreation areas or open space.
- F. All recreation or open space areas shall be, in the opinion of the Town of Sheldon Planning Board, suitable for such use. The ownership and future maintenance of such recreation areas shall be subject to the approval of the Town of Sheldon Board or offered for dedication to the Town of Sheldon.

## **§719 DRIVE-IN BUSINESSES**

The Town Planning Board may approve a special use permit for a drive-in business in the Hamlet Commercial (HC) and General Commercial (GC) Districts subject to the standards and conditions set forth in this Section.

- A. All drive-in businesses shall be a minimum of 200 feet from other drive-in businesses, which distances shall be computed as follows:
  - 1. For such businesses on the same side of the road, 200 feet measured between the two closest property lines.
  - 2. For such businesses on opposite sides of the roadway, 200 feet measured diagonally between the two closest property corners.
  - 3. For four-corner intersections, one such business may be located on a diagonally opposite corner exclusive of the two hundred (200) foot distance requirement.
- B. Banks with drive-in facilities shall provide access driveways for approaches to each teller's window to accommodate queued vehicles without the backup of such vehicles into the road right-of-way. Such driveway queuing spaces shall be exclusive of required off-road parking spaces
- C. All drive-in businesses shall provide suitable storage of trash in areas which are so designated and constructed as to allow no view of the trash storage from the roadway, to prevent wastepaper from blowing around the site or adjacent properties or public rights-of-way, and to permit safe, easy removal of trash by truck or hand.
- D. Driveways and site access shall be planned as follows:
  - 1. The minimum distance from any driveway to a side lot line shall be twenty (20) feet.
  - 2. The minimum distance between driveways on the site shall be sixty-five (65) feet measured from the two (2) closest driveway curbs measured at a distance of fifteen (15) feet from the road curb.
  - 3. The minimum distance into the site from a roadway intersection shall be thirty (30) feet measured from the intersection of the street right-of-way to the nearest end of the driveway curb radius.

- E. Exterior lighting proposed for the site shall be planned, erected, and maintained so it will not cast direct light or glare upon adjacent properties or public right-of-way. The light source shall not be higher than twenty (20) feet.
- F. Sufficient landscaping and fencing shall be provided in order to minimize visual unattractiveness and minimize conflicts with adjacent land uses and to prevent motor vehicle headlights from causing a nuisance by shining on adjoining properties.
- G. Any outdoor eating area associated with a drive-in restaurant shall be maintained, landscaped, and physically separated from any off-street parking area or driveway. Outdoor eating shall be allowed only if all parking and vehicular travel areas have a dust-free (hard) surface.

## **§720 OUTDOOR RECREATION FACILITIES AND BUSINESSES**

The Town Planning Board may approve a special use permit for outdoor recreation facilities and outdoor businesses excluding motorized racetracks within the Low Density (LD) District subject to the standards and conditions set forth in this Section.

### **A. Conditions for All Facilities**

1. Shall have a minimum lot size of 3 acres, a minimum lot width of 200 feet.
2. No building shall be located closer than 50' measured from the centerline of the road served.
3. No building, structure, parking lot or unenclosed recreational facility shall be located within fifty (50) feet of any side or rear property line, unless the Town of Sheldon Planning Board determines that a smaller buffer is acceptable.
4. No building, structure shall exceed 35' in height **and minimum of 1,075 sq feet** ~~nor cover more than 50% of the lot. 6/25/25~~
5. Unenclosed facilities shall be effectively screened from public roadways and neighboring residential uses.
6. No public address system is permitted, except where such system will not be audible at any property line.
7. Outdoor lighting shall not project light onto, nor shall light sources be visible from, neighboring properties or public or private roadways or vehicular rights-of-way.
8. Access to the facility shall be from a State, County or Town of Sheldon highway or roadway other than a residential subdivision roadway. The location and design of entrance drives shall be such as to minimize traffic hazard and nuisance factors.
9. All required parking spaces shall be provided on the site in appropriate areas sufficient in size to meet demand during special events and other peak loading periods.
10. In any district where permitted, retail sales which are clearly secondary to the principal use are permissible.

11. The facility shall be designed and intended for use by less than 500 persons at any given time.
12. Access drives shall be adequate to accommodate vehicles queued for admission without traffic backup into the road right-of-way.
13. Sanitary facilities, sewage disposal and water supply shall be adequate and in compliance with applicable State and local regulations.
14. Specific types of activities, capacity for participants and spectators and hours of operation shall be considered in determining the compatibility of the facility with the surrounding neighborhood.

**B. Additional Requirements for Golf courses and Driving Ranges**

1. A golf course and/or driving range shall be constructed on parcels not less than fifty (50) acres in size.
2. There shall be no more than one (1) accessory clubhouse or other building designed for the provision of lockers, enclosed eating facilities without takeout privileges and shop for the sale of golf equipment.
3. Additional accessory buildings may be permitted, including buildings for the storage and maintenance of equipment and machinery used in connection with a golf course.
4. All buildings, parking areas, greens, tees, swimming pools and similar sources of noise shall be designed to assure the quiet enjoyment of the occupants of adjacent properties and shall be set back not less than one hundred (100) feet from an adjacent property line.
5. Not more than five percent (5%) of the site shall be covered by buildings.
6. All golf courses and driving ranges shall be designed to minimize stray golf shots from crossing onto private properties or public rights-of-way. A vegetated buffer area of not less than twenty (20) feet in depth shall be provided along the boundaries of the golf course property.
7. Any seasonal use of a golf course for such activities as cross-country skiing or snowmobile trails shall be subject to Town of Sheldon Planning Board approval. The operator shall submit a proposed site plan to the Town of Sheldon Planning Board delineating the locations proposed for such activities.
8. Fertilizers and chemicals shall be applied in such a manner that they would not affect the quality of groundwater or streams.

**§721 EXCAVATION AND MINING, MINOR**

The Town Planning Board may issue a special use permit for a minor excavation and mining operation within the Low Density (LD) District involving the extraction of more than 100 tons, but less than 1,000 tons of minerals within twelve (12) consecutive months for commercial purposes subject to the following standards and conditions.

- A. Minimum lot area: ten (10) acres**

- B.** In addition to the information required to be provided in the site n required by this Local Law, the following additional information shall be supplied by the applicant in conjunction with the special permit application:
1. The notarized written consent of the landowner, if different from the applicant, and mortgagee, if any, to the establishment of a minor mining operation on the land.
  2. A statement as to the period of time required to complete the total operation, including restoration.
  3. The following additional information shall be displayed on the site plan:
    - a. Average thickness of overburden, that which is above the material to be excavated.
    - b. Surface drainage pattern including off site drainage where appropriate.
    - c. Location of all underground utilities and facilities.
    - d. The scale, an engineer's stamp, the north arrow, the names of adjoining landowners and the tax parcel numbers of the adjoining parcels of land as well as such other information as the Town of Sheldon Planning Board or its agents or departments may require.
  4. An operation map and plan shall be supplied showing the following features including the area devoted to each:
    - a. Existing and proposed excavation areas
    - b. Existing and proposed appurtenant activities
    - c. Existing and proposed access roads, identified by width and type of material to be used for construction including origin of material brought onto site.
    - d. Existing and proposed parking facilities, identified by type of surface material including origin of material to be brought onto site.
    - e. Existing and proposed fencing and buffers, identified by height and type of material.
    - f. Area where soil will be temporarily stored for use in restoration.
    - g. Existing and proposed structures to be used in said operations.
    - h. General method of operation including a plan to reduce noise, dust, and other nuisances.
    - i. Route to be used to and from excavation side including Town of Sheldon, County, or State roads.
    - j. Elevations showing: (1) existing ground level (2) completed grade (3) benchmark
  5. A restoration plan consisting of all appropriate descriptive materials and including the following:
    - a. Boundaries of the area proposed for restoration.
    - b. Final topography of the area proposed for restoration at maximum contour intervals of five (5) feet.
    - c. Final surface drainage of pattern and location and characteristics of artificial drainage facilities in the area proposed for restoration and in contiguous areas.
    - d. Depth and composition of topsoil proposed to be used in restoration.
    - e. The type and density of trees and shrubs, grasses and other vegetation proposed to be used in restoration.

### **C. Standards for Excavations**

1. Setback
  - a. All buildings and excavation operations shall be located or shall occur not less than 100 feet from any roadway or property line.
  - b. This setback area may be used to contain one (1) sign identifying the operation, fencing and buffers subject to regulations as specified in the Town of Sheldon Zoning Local Law.
2. Access Roads and Parking
  - a. Access roads shall be sufficiently free of dust and mud to prevent such material from being spread or blown from the premises.
  - b. Sufficient off-street parking shall be provided inside the setback area for company, employee and visiting vehicles.
3. Conservation Measures
  - a. All topsoil stripped from the active excavation area shall be stockpiled for use in accordance with the restoration plan, but no closer than the immediate ten (10) feet to any property line. Such stockpiles shall be seeded, covered, or otherwise treated to minimize the effects of erosion by wind or water.
  - b. Excavations shall be buffered by appropriate landscaping sufficient to shield the operation from public view. These buffer areas shall be seeded and maintained by the operator.
  - c. An adequate drainage system shall be provided to convey storm-water runoff originating on or crossing the premises such that the runoff follows, as much as feasible, the natural pattern of runoff prior to excavation and such that it does not adversely affect neighboring property owners. Soil erosion, sedimentation and ground-water seepage shall be controlled so as to prevent any negative effect on bodies of water, public roads and neighboring properties. Compliance with all federal, State, and local erosion control and storm water drainage requirements at all times shall be a condition of the special use permit.
4. Other Safeguards
  - a. All operations shall be conducted between the hours of 7:00 a.m. and 6:00 p.m. with no Sunday or Holiday operations, except in the case of public or private emergency or whenever any reasonable or necessary repairs to equipment are required to be made.
  - b. All equipment used for excavations and processing shall be constructed, maintained, and operated in such a manner as to eliminate, as far as is practical, noises and vibrations, and dust conditions which are injurious or a nuisance to persons living in the vicinity.
  - c. Trucks shall be loaded in such a manner as to prevent spillage or wind-blown matter during transport on public roads.

#### **D. Standards for Restoration**

1. No slope shall be left with a grade, steeper than one (1) foot of vertical rise to three (3) feet of horizontal distance, and the normal angle of repose shall not be exceeded in any case. All stumps, boulders and other debris resulting from the excavations, appurtenant activities or related operations shall be disposed of by approved methods. If disposed of on the site, such debris shall be covered with a minimum of two (2) feet of soil or if to be considered a part of the structure of a lake, it is to be covered by at least six (6) feet of water.
2. Topsoil shall be spread over the excavated area to a minimum depth of six (6) inches other than lake/pond areas.
3. The restoration area shall be planted with trees, shrubs, grass, or other vegetation so as to provide for screening, natural beauty and soil stability. The planting shall follow acceptable conservation practices.
4. Restoration shall be undertaken in such a way that natural and storm drainage, where it enters and leaves the premises, shall be altered only to the minimal degree necessary to carry out excavations and appurtenant activities. Any alterations of natural and storm drainage shall not adversely affect public roads or neighboring property owners.
5. Restoration shall be a continuous operation, subject to review and approval at each inspection and at the termination of the permit period. Topsoil grading and planting of the area designated for restoration during the permit period shall have been completed before a permit renewal is granted.

#### **E. The Town Planning Board shall consider the following criteria in its review of the special use permit application.**

1. The current use of the property proposed to be excavated as well as the proposed use of the area subsequent to completion of the excavation and restoration thereof.
2. The potential short-term and long-term effects of the proposal on the aesthetics and environment of the area or of surrounding areas.
3. The effect on the property of the proposal that may change the productivity or suitability of the land for agricultural purposes and/or the desirability or feasibility for future development purposes.
4. The amount of time, as estimated by the applicant, will be required for the completion of the proposed excavation and the restoration of the property.
5. Noise and/or vibrations that may be created by the proposed operation.
6. Additional traffic that may be created by the proposed operation. Deleterious effects, if any, on the property in the general area of the proposed operation.
  - a. The applicant shall post a performance bond or other financial guarantee acceptable to the Town of Sheldon Planning Board to ensure the restoration of the site in accord with the restoration plan following the approval of the special use permit, but before the issuance of the zoning permit.

## **§722 CEMETERIES**

The Town Planning Board may issue a special permit for cemeteries in the Low Density (LD) District subject to the standards and conditions set forth in this Section.

- A. All new cemeteries shall contain at least ten (10) acres of contiguous land. An existing cemetery may be increased in size provided that the land being added will achieve a minimum of five (5) acres, is located adjacent to the existing cemetery and is not separated from the existing cemetery by a public street, highway, or other public right-of-way.
- B. The lot shall not be less than three hundred (300) feet wide at its narrowest point.
- C. Each cemetery shall provide a maintenance building for the storage of all equipment and materials being used for the maintenance and operation of the cemetery. Mausoleums and chapels that are incidental to the cemetery shall be permitted as accessory uses.
- D. No internment shall be within thirty (30) feet of any street or lot line.
- E. Memorials and monuments may not exceed six (6) feet in height.
- F. Off-street parking spaces shall be provided in accordance with the parking requirements set forth in this Local Law.
- G. Each cemetery shall post the hours of operation and use by the public including a telephone number to call for information or to report an incident.

## **§723 CHILD DAY CARE CENTERS AND ADULT DAY CARE CENTERS**

The Town Planning Board may approve special use permits for Child and Adult Day Care Centers in Low Density (LD) District subject to the standards and conditions set forth in this Section. Child Day Care Centers are permitted in the Hamlet Commercial (HC) District without a special use permit, but subject to all the other standards and conditions set forth in this Section.

- A. The applicant obtains and maintains all the required State and County governmental approvals to operate the proposed facility.
- B. On-site recreation facilities shall be provided and maintained for the exclusive use of clients. Recreation areas shall be physically separated from on-site parking areas and driveways and screened from adjoining properties. All outdoor recreation areas shall be located in the rear and/or side yard areas. Where such facilities are to be located adjacent to a residential site, hedges or other similar type of landscaping shall be installed along the borders to mitigate the effects of noise on the adjacent residential sites.



- C. Off-Street Parking shall be provided in accordance with this Local Law. All off-street parking shall be illuminated and adequately screened from adjoining residential sites and available for use by employees and visitors.

## **§724 CIVIC AND SOCIAL CLUBS AND LODGES**

The Town Planning Board may issue a special use permit for civic and social clubs and lodges in the Low Density (LD) District subject to the standards and conditions set forth in this Section. Civic and social clubs and lodges are permitted in the Hamlet Commercial (HC) and General Commercial (GC) Districts without a special use permit subject to the standards and conditions set forth in this Section.

- A. Civic and social clubs and lodges shall serve or accommodate only members and their guests.
- B. Any retail sales of goods or the personal services provided in conjunction with this use shall only be for the benefit of members and their guests, or in conjunction with occasional fundraising activities and such use shall be incidental to the primary use or function of the facility.
- C. Landscaping areas or screening adequate to protect adjacent properties and land uses shall be provided on all side and rear lot lines.
- D. Off-street parking shall be located in the side and/or rear yard areas. Each off-street parking area shall be illuminated, landscaped, and screened from any adjoining residential site so as to prevent the illumination of adjoining residential properties by motor vehicle headlights utilizing the parking lot. All off-street parking shall be designed to complement the internal circulation pattern and the point, or points of access to the property.
- E. Access to the site shall be from major or secondary roads.

## **§725 PUBLIC UTILITIES AND ESSENTIAL SERVICES EXCLUDING TELECOMMUNICATIONS FACILITIES**

The Town Planning Board may issue a special use permit for public utilities and essential services in all zoning districts subject to the standards and conditions set forth in this Section. The Town Planning Board shall determine the following prior to approving a special permit:

## **§726 TELECOMMUNICATION FACILITIES**

Refer to Local Law 2 of 2001 regarding the location, construction, and modification of telecommunications facilities.

## **§727 REGULATION OF COMMERCIAL AND INDUSTRIAL ENERGY PRODUCTION/CONVERSION SYSTEMS (CEPCS)**

See Local Law 2 of 2020 regulating commercial solar conversion systems.

## **§728 ADULT ENTERTAINMENT**

See Local Law 1 of 1999 regulating the location and operation of adult uses and establishments.

## **§729 FARM WORKER HOUSING**

The Town Planning Board may issue a special use permit for additional housing on the same lot the farming operation is located, subject to the standards and conditions set forth in this Section.

- A. The applicant shall obtain a Department of Health permit to operate a migrant farm worker housing facility and shall comply fully with all of the standards for such housing as specified in Chapter 1, Part 15 of the New York State Sanitary Code, Public Health Law 225 as amended.
- B. In situations in which the number of migrant farm workers to be housed in a farm labor housing is below the threshold requiring a Department of Health permit for operation of a migrant housing facility, the applicant shall fully comply with the standards as specified in Chapter 1, Part 15 of the New York State Sanitary Code, Public Health Law 225 as amended.
- B. The applicant shall fully comply with all applicable County and Town codes, local laws, ordinances, and regulations.
- C. Occupancy of farm labor housing shall be limited to employees and the family of employees of the property owner while employed in agricultural production on the property owners' farm. Rental of farm labor housing facilities for any purpose is prohibited.
- D. The owner of the property on which farm labor housing is located must be actively and principally engaged in commercial agricultural production in the Town of Sheldon.
- E. State, County, and Town officials shall have access to farm labor housing at all reasonable times.
- F. Failure of the applicant to comply with any of the stipulations enumerated herein shall be cause for revocation of the special use permit after a duly noticed hearing before the Town Board.
- G. The applicant shall maintain order; assume responsibility for the day-to-day operations,

maintenance of the camp and the conduct of camp employees. The applicant shall appoint an agent who is a resident of the Town of Sheldon shall assume the responsibility of the owner in the owner's absence for the day-to-day operations, maintenance of the camp and the conduct of camp employees. The applicant shall provide the Town Clerk in writing with the name, address, and telephone number of his agent. 6/25/25

- H. Shall be located within the Low Density (LD) District.
- I. A maximum of (5) five dwelling units may be approved provided the farming operation has a minimum of (10) ten acres in which all dwelling units are located on.
- J. ~~All bulk and area requirements are met within Article IV for single family dwellings 6/25/25~~
- K. Adequate off-road parking shall be provided.

### **§730 Farm and Garden Supply/Farm Equipment Sales and Service – 6220 in current law**

**The Town Planning Board may approve a special use permit for the sales of farm equipment and supplies in the Low Density (LD) District provided that the following standards and provisions are maintained:**

**A. Building Requirements- Such sales shall be conducted in a fully enclosed building located on the same lot, and having a building area of not less than 5,000 square feet devoted to the sales and services of farm equipment; or**

**B. Exceptions to Building Requirements- The sale of new and/or used farm equipment may be carried on in an unenclosed area provided that:**

**1. Such unenclosed area shall be dust-free, shall be suitably drained, and shall be maintained in a neat and orderly manner.**

**2. All exterior illumination shall be approved by the Town Planning Board and shall be shielded from the view of all surrounding properties and streets.**

**3. Suitable landscaping and/or fencing of such unenclosed area shall be required.**

**4. No establishment for the sale of new and used farm equipment shall be opened, conducted, or maintained except as provided above. None of the provisions of this section, however, shall be deemed to prohibit the continuance of the present use of any property for the sale of new and used farm equipment, provided that any such continued use shall be subject to all of the provisions of this section. Plans for any changes required to bring about such conformance shall be submitted to and**

approved by the Town Planning Board before any such change shall be made. The Town Planning Board may approve, modify, or disapprove such plans and may impose reasonable and appropriate conditions to such approval so that the spirit of this Local Law shall be observed.

**C. Area Specifications-** No farm equipment shall be displayed for sale or rent within 25 feet of any property line.

**D. Prohibition of Fuel Sales**

**E. Signs-** No retail sale of fuels shall occur on the site at any time. - All signage shall comply with Section ~~5150~~ 510 of these zoning regulations.

**F. Exterior Lighting-** No exterior light source shall be erected in excess of 50 feet above the ground surface and all lighting shall be placed to eliminate the casting of direct light or glare upon adjacent properties. 6/25/25

## **ARTICLE VIII: SITE PLAN REVIEW**

### **§800 PURPOSE**

The intent of this Article is to set forth additional general standards applying to certain uses and activities. The nature of these uses and activities require special consideration of their impacts upon surrounding properties, the environment, community character and the ability of the Town of Sheldon to accommodate development consistent with the objectives of this Local Law.

### **§801 APPLICABILITY**

Site plan review shall be required for all applications for zoning permits, zoning variances, or special use permits, except those for agricultural and farm uses, single family and two family dwellings and for any additions thereto and for permitted accessory uses, for single family and two-family dwelling. No zoning permit shall be issued until all the requirements of this Article and all other applicable provisions of this Local Law have been met.

### **§802 APPLICATION PROCEDURE**

- A. Applications for site plan review shall be in writing, shall be accompanied by a site plan, and shall be filed with the Zoning Officer who shall refer such application and site plan to the Town Planning Board. The Zoning Officer shall concurrently transmit a copy of the application and site plan to the County Planning Board for review when required under Section 239-m of the General Municipal Law. The applicant should attend the Town of Sheldon Planning Board meeting to answer questions concerning the application.
- B. Within sixty-two (62) days of receipt of the complete application and site plan, the Town Planning Board shall render a decision to approve, approve with conditions, or deny, and shall forward the decisions to the Zoning Officer unless the time period is extended by the mutual consent of the Town Planning Board and the applicant. Said sixty-two (62) daytime period shall commence at the time the complete application and site plan are first presented at a duly called Town Planning Board meeting. If the application is required to be referred to the County Planning Board in accord with Section 239-m of the General Municipal Law, the Town Planning Board shall not act within the first thirty (30) days following the referral to the County Planning Board unless the County Planning Board provides a written reply within the thirty (30) days. If the Town Planning Board fails to act within said sixty-two (62) day period or extension that has been granted, the site plan shall be considered approved.
- C. **Agricultural Data Statement**
  - 1. Site plan review applications for any project that would occur on property within an agricultural district containing a farm operation or on property with boundaries within five hundred (500) feet of a farm operation located within a low density district, shall be

accompanied by an Agricultural Data Statement prepared by the applicant in accord with Article XI of this Local Law.

2. The Town Planning Board shall evaluate and consider the Agricultural Data Statement in its review of the possible impacts of the project on the low density district.
  3. Upon the receipt of such application by the Town Planning Board, the applicant shall send written notice of such application via certified mail to the owners of land identified by the applicant in the Agricultural Data Statements. The cost of mailing the notice shall be borne by the applicant.
- D.** The Town Planning Board is hereby authorized to waive any of the requirements in this Article for Site Plan Review, if it finds that such requirements are not needed to protect public health, safety, or general welfare, or are inappropriate to the particular site plan.
- E.** A full written record of the Town Planning Board minutes and decisions together with all documents pertaining to the case shall be filed in the Office of the Zoning Officers and a copy shall be mailed to the applicant.

### **§803 PRE-APPLICATION CONFERENCE**

A pre-application conference may be held between the Town Planning Board and applicant to review the basic site design concept and generally determine the information to be required on the site plan.

### **§804 APPLICATION FOR SITE PLAN APPROVAL**

An application for site plan approval shall be made in writing to the Zoning Officer and shall be accompanied by information drawn from the following checklist. The Town Planning Board may require additional information, if necessary, to complete its review.

#### **A. Plan Checklist for All Site Plans:**

1. Title of drawing, including name and address of applicant and person responsible for preparation of such drawing.
2. North arrow, scale, and date
3. Boundaries of the property plotted to scale.
4. Existing watercourse and bodies of water.
5. Location of any slopes of 15% or greater.
6. Existing surface drainage patterns, proposed grading and proposed drainage patterns and the location of any proposed storm sewer drains.
7. Location, proposed use and height of all buildings and site improvements including culverts, drains, retaining walls and fences.

8. Location, design and construction materials of all parking and truck loading areas, showing points of entry and exit from the site.
9. Location of outdoor storage, if any.
10. Description of the method of sewage disposal and location of the sewage disposal facilities.
11. Identification of the type and location of the source of water.
12. Location, size and design and construction materials of all proposed signs.
13. Location and proposed development of all buffer areas, including existing vegetation cover.
14. Location and design of outdoor lighting facilities
15. General landscaping plan.

**B. As necessary, the Town Planning Board May Require the Following:**

1. Provision for pedestrian access, if necessary.
2. Location of fire lanes and hydrants.
3. Designation of the amount of building area proposed for retail sales or similar commercial activity.
4. Other elements integral to the proposed development as considered necessary by the Town Planning Board.

## **§805 PLANNING BOARD REVIEW OF SITE PLAN**

The Planning Board's review of the site plan shall include, as appropriate, the following:

**A. General Considerations**

1. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls. Including the maximum feasible redesign of private roads to conform to public access and rights of way.
2. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
3. Location, arrangement, appearance and sufficiency of off-street parking and loading.
4. Location, arrangement, size and design and general site compatibility of buildings, lighting, and signs.
5. Adequacy of storm water and drainage facilities.
6. Adequacy of water supply and sewage disposal facilities.
7. Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum feasible retention of existing vegetation.

8. Protection of adjacent or neighboring properties against noise, glare, unsightliness, or nuisances.
9. Adequacy of fire lanes and other emergency zones and the provision of fire hydrants.
10. Special attention to the adequacy of structures and landscaping in areas with susceptibility to ponding, flooding and or erosion.
11. Special attention to the productive use and access with "backlot" areas, indicating present and future intended uses
12. Consistency with the general intent of the Town of Sheldon Comprehensive Plan.

#### **B. Preservation of Natural Features**

1. No structure shall be built within fifty (50) feet of the bed of a stream carrying water on an average of six (6) months of the year, except for:
  - a. Public bridges, public water works and other municipal or public utility facilities.
  - b. Such private bridges, fords, drainage conduits, embankments and similar structures as are necessary to permit access to a lot or portion thereof or as are incidental to a lawful use of a lot, provided that such structure will not have a material adverse effect on the stream, nor alter the flow of water therein, nor substantially increase the likelihood of flood or overflow in the area.
2. No person shall strip, excavate, or otherwise remove topsoil for sale or other use other than on the premises from which taken, except in connection with the approved construction or alteration of a building, pond or swimming pool on such premises or lawful excavation operations pursuant to Section 721.
3. Whenever natural features such as trees, brooks, drainage channels and views interfere with the proposed use of property, the retention of the maximum amount of such features consistent with the intended use of the property shall be encouraged.

#### **C. Soil and Sediment Control**

1. A structure or parking area shall have a minimum setback to permanent and impermanent streams of 50 feet and 25 ft. respectively, as measured from the top edge of the slope rising from the bank of the stream.
2. On sites within the Slopes Overlay Area or Unique Natural Areas there shall be no excavation, grading, or filling unless:
  - a. It is determined by the Planning Board that such excavation, grading, or filling is necessary to prevent erosion. The Planning Board may seek recommendations from a licensed engineer selected by the Town of Sheldon and paid for by the applicant; or
  - b. Such excavation, grading or filling is in conjunction with construction pursuant to a building permit legally issued by the Code Enforcement Officer after an engineer selected by the Town of Sheldon has reviewed the proposed construction and any required or necessary erosion control measures and has determined that the conduct



of such work will not adversely affect nearby permanent or impermanent streams, wetlands, or neighboring properties.

3. In addition to the requirements of this article, any construction, grading, or other activities shall be conducted in accordance with any federal, state, or other local law or requirement pertaining to such activity, including but not limited to any requirements of the New York State Department of Environmental Conservation and the United States Army Corps of Engineers.
4. Roads and driveways should follow existing contours to the extent practicable to minimize erosion from cuts and fills.

#### **D. Consultant Review**

The Planning Board may consult with the Town Zoning Officer, building inspector, fire commissioners, highway departments, county planning department, other local county officials, in addition to representatives of federal and state agencies including, but not limited to, the Soil Conservation Service, the State Department of Transportation and the State Department of Environmental Conservation, and with private architects and engineers. All consultant review costs shall be paid by the applicant.

#### **E. Public Hearing**

The Town Planning Board shall publish a notice of the public hearing in the official newspaper, one of general circulation in the Town of Sheldon at least seven (7) days prior to the date of the public hearing. Such notice shall include sufficient information so as to identify the property involved and the nature of the proposed action. A copy of the public notice shall be sent to all adjacent property owners within 500 feet of the subject property. Further, the applicant shall, at least seven (7) days prior to the date of the hearing, give notice, in writing, by registered or certified mail or by service in person with adequate proof of contact. Decisions shall be rendered within sixty-two (62) days following the public hearing.

### **§806 RESERVED**

## **ARTICLE IX: PROPERTY MAINTENANCE 6/4/25**

### **§900 PURPOSE**

It is the purpose of this article to assist in the continued revitalization of the Town of Sheldon by requiring minimum and regular maintenance to existing structures and land. This article establishes minimum standards for property maintenance in the municipality.

### **§901 DEFINITIONS**

For the purpose of this Local Law, certain terms or words used herein will be interpreted in the definitions found in Article XII.

### **§902 MINIMUM STANDARDS**

This article establishes certain minimum standards for the initial and continued occupancy and use of all structures and does not replace or modify standards otherwise established for the construction, repair alteration or use of the structure, the premises, or the equipment or facilities contained herein, as are required by the New York State Uniform Fire Prevention & Building code. In any case where a provision is found to be in conflict with any other applicable zoning, building, plumbing, electrical, heating, ventilation, fire or safety code of this municipality, County of Wyoming, State of New York, or the United States of America, the provision that establishes the higher standard, as determined by the enforcement official, shall prevail.

#### **A. Maintenance of Structures**

1. Foundation, porches, decks, steps, and walks shall be in safe condition for normal and intended use.
2. Balconies, porches, landings, stairs, and fire escapes shall be provided with banisters or railings properly designed, installed, and maintained to minimize the hazard of falling.
3. All permanent signs and billboards exposed to public view permitted by reason of other regulations or as a lawful non-conforming use shall be maintained in good repair. Any signs that have become excessively weathered, those upon which the paint has excessively peeled, or those whose supports have deteriorated so that they no longer meet structural standards of safety, shall with their supports be removed or put into a good state of repair. All non-operative or broken electrical signs shall be repaired or shall, with their supports, be removed. Signs denoting a business which is no longer on the premises shall be removed within thirty (30) days of the date on which the business ceases to occupy the premises.
4. All exposed exterior surfaces shall be maintained free of broken or cracked glass, loose shingles, lose or leaking or plugged eaves troughs, or loose or crumbling stones or bricks, loose shutters, railings, aerials, satellite dishes, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Said conditions shall be corrected

by repair or removal. All exposed exterior surfaces of structures not inherently resistant to deterioration shall be coated, treated, or sealed to protect them from deterioration or weathering.

5. All **Residential** vacant buildings shall be continuously guarded or otherwise kept secure against unauthorized entry. Materials and methods with which such buildings are sealed must meet the approval of the Enforcement Official, as to color, design, and building material and maintain as closely as possible the look of an occupied building. Owners of such buildings shall take such steps and perform such acts as may be required to ensure that the building and its adjoining yards remain safe and secure and do not present a hazard to adjoining property or to the public.
6. Exterior walls, including doors and windows and areas around doors, windows, chimneys, and other parts of the building shall be so maintained as to keep water from entering the building. Materials, including eaves troughs, which have been damaged or show evidence of dry rot or other deterioration shall be repaired or replaced and refinished in a workmanlike manner.
7. Foundations and supporting walls shall be kept free from deterioration and capable of supporting the intended loads.

#### **B.— Maintenance of Open Areas and Parking Spaces**

1. Surface and subsurface drainage shall be appropriately diverted to protect structures and to prevent stagnation. Gutters, culverts, catch basins, drain inlets, stormwater sewers, or other satisfactory drainage systems shall be utilized where feasible. No roof, surface, or sanitary drainage shall create a structural, safety, or health hazard by reason of construction, maintenance, or manner of discharge.
2. Pedestrian areas including steps, walks, driveways, parking spaces, and similar paved areas shall be maintained so as to afford safe passage under normal use and weather conditions. Any holes or other hazards that may exist shall be filled, and necessary repairs or replacement carried out.
3. Yards and vacant lots shall be kept clean and free of physical hazards. Open wells, cesspools, or cisterns shall be securely closed or barricaded from access by the public. All temporary excavations shall be kept covered or barricaded so as to protect the general public from injury.
4. All land must be kept free of dead vegetation, including dying trees and accumulations of brush, shrubs, weeds, grass over 6 inches tall, stumps, roots, excessive or noxious growths, with the exception of properly maintained compost for garden use.
5. No outside storage or accumulation of garbage, crates, rubbish, refuse or debris shall be permitted at any time. All such garbage, crates, rubbish, refuse, or debris shall be kept inside the building or buildings on the premises or in a closed dumpster for pickup which shall be regularly collected and removed from the premises. All dumpsters or other large receptacle for garbage, litter, and rubbish, except for those in use for a temporary

construction or renovation project, shall be maintained in an area shielded from public view by landscaping or architectural screening.

6. All fences and planting areas installed on the premises shall be maintained. Such maintenance shall include but be limited to the replacement or removal of trees and shrubs which may die or otherwise be destroyed, the maintenance and cutting of laws and the replacement, repair or removal of fences which may become damaged. Fences and hedges shall be maintained at required height limits.
7. All walkways public or private abutting the said premises shall be kept free from obstacles, litter, and trash of whatever nature.
8. No unregistered motor vehicle shall be stored outside on any property except that each household shall be allowed one unregistered motor vehicle provided that said vehicle maintains a valid inspection, is properly covered by a tarp or other cover designed for that purpose and is in a practical sense removed from sight of any public street or sidewalk. No vehicle not subject to motor vehicle registration shall be stored outside on any property unless similarly covered and out of public view. In no case shall any premises have more than one vehicle in outside storage. No such vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled except that such work may be performed on the same day or unless within an entirely enclosed structure.

### **C. Infestation and Storage**

1. Grounds, buildings, and structures shall be maintained free of insect, vermin and rodent harborage and infestation. Permitted methods used for exterminating insects, vermin and rodents shall conform with generally accepted practice. Basement openings must be closed or screened.
2. No materials, goods or supplies may be stored in any front yard, lakeside yard or in an exterior or interior side yard. Materials may be stored in a rear yard provided that the area used for storage is screened from neighboring properties by a fence or hedge and that the method and manner of storage complies with all other regulations.

### **D. Littering, Receptacles; Abandoned Appliances**

1. Residential, commercial, and industrial premises, whether improved or vacant, shall be maintained free of litter; provided, however, that this section shall not prohibit the storage of litter in appropriate covered private receptacles for regular collection.
2. Any litter placed out for pickup, whether it be in a garbage bag(s) or receptacle(s) shall not be left out for more than five (5) days prior to the designated day of pickup.
3. All appliances not used must be removed from the property in ten days. Doors, covers, and latches must be removed immediately upon ceasing use.

## **§903 APPLICABILITY OF REGULATIONS**

### **A. Generally: Responsibilities of Occupants:**

1. An occupant of premises shall be responsible for compliance with this local law in regard to the following:
  - a. Maintenance of that part of the premises which he occupies or controls in a clean, sanitary, and safe condition.
  - b. Keeping exits from the building or occupant's portion thereof clear and unobstructed.
  - c. Disposal of garbage and refuse into required receptacles in a clean and sanitary manner.
  - d. Extermination of insects, rodents, or other pests within the premises.
  - e. Maintenance of yards, lawns, and courts in a clean, sanitary, and safe condition and free from infestation by rodents, or vermin, insofar as said occupant occupies or controls said yards, lawns, or any parts thereof.
  - f. The installation and removal of required screens.
  - g. Keeping domestic animals and pets in an appropriate manner and under control in accordance with any other regulations of the municipality.
  - h. Elimination of all prohibited uses for that part of the premises which he occupies, controls, or has accessibility thereto.

### **B. Generally: Responsibilities of Owners**

1. Owners and operators of buildings shall be responsible for the provision, installation, maintenance, condition, and operation of service facilities including all plumbing, electric, heating, and structural systems as required by codes and generally accepted standards.
2. Whenever any person or persons shall be in actual possession of or have charge, care or control of any property within the municipality as executor, administrator, trustee, guardian, operator or agent, such persons shall be deemed and taken to be the owner or owners of said property within the intent and meaning of this local law and shall comply with the provisions of this local law to the same extent as the record owner; and notice to any such person of any order or decision of the enforcement official shall be deemed and taken to be good and sufficient notice, as if such person or persons were actually the record owner or owners of such property.
3. Owners of premises shall be responsible for compliance with the provisions of this local law and shall remain responsible regardless of the fact that this local law may also place certain responsibilities on operators and occupants and regardless of any agreements between owners and operators or occupants as to which party shall assume such responsibility.

### **C. Property Under Construction**

1. For purposes of compliance with this local law if work is being done on the property both the contractor and the owner shall be considered to be responsible.
2. Materials may be stored outside in any area of the property upon which construction is being carried on provided that the method of storage and the materials stored are in compliance with the requirements of this local law. In no event shall such storage be permitted for a period exceeding one year.
3. Drainage crossing the property being developed must be maintained during the period of development and no materials may be stored, land disturbed, or other work done to interfere with drainage or to divert or cause runoff of groundwater or storm water in an unnatural fashion.
4. The person responsible as herein defined shall take all necessary and reasonable steps to ensure that there will not be an unusual or unwarranted amount of dust and debris blown onto or across neighboring or nearby properties.
5. Construction roads must be kept wet or properly treated to decrease the spread of dust and mud.
6. A temporary cover such as ryegrass or mulch must be applied within 10 days on land that has been stripped of its protective vegetation during the course of its construction to prevent the spread of dust and mud and minimize erosion.
7. All excavations in or near a public or private walkway, right of way, or street must be properly guarded and protected at all times by lights, flags, barricades, or other warnings sufficient in kind and amount to warn the public of the danger of falling into the excavation.
8. Temporary electrical service must be through electric lines that are weather and waterproof, such lines must not cross public walkways or highways on or in reach from the ground nor shall they be placed on the ground in areas subject to construction equipment traffic.
9. Grounds and structures must be kept free of debris such as broken glass, boards with fastenings protruding and other articles making walking or vehicle travel around the job site dangerous and unsafe.

### **§904 INSPECTION AND ENFORCEMENT PROCEDURE:**

- A. Inspections shall be performed by the office of the zoning officer or code enforcement official as appointed by the municipal board.
- B. Observations by written complaints received by the municipal board will be forwarded to the enforcement official for inspection.
- C. Complaints in writing may be made directly to the enforcement official.
- D. Observations of the enforcement official may be acted upon directly.

~~E. Upon determination that a violation of this local law exists, a written notice of violation shall be served to the owner and/or the operator of the property.~~

~~1. Such notice shall include:~~

~~a. Listing the conditions which are found to be violations.~~

~~b. Enumeration of the remedial action to be taken to bring the property into compliance with this law.~~

~~c. A statement that this action must begin within (10) days and be completed within an appropriate number of days as determined by the enforcement official.~~

~~d. A statement of penalties as enumerated in this law.~~

~~2. Such notice shall be served:~~

~~a. In person; or~~

~~b. By certified mail; or~~

~~c. By posting on the premises if (A) or (B) herein are unsuccessful.~~

~~F. Failure to comply with a written notice of violation shall cause further action by the municipality as follows:~~

~~1. Action:~~

~~a. The Board may pass a Resolution to take abatement action and would be utilized in the event that the notice is not followed and there is an eminent danger to inhabitants or neighboring residents. Any action to remove or correct the dangerous condition and costs incurred for the same would be the responsibility of, and payable, by the property owner. Said cost may be assessed against the tax parcel if left unpaid.~~

~~b. The municipality may cause its personnel or an independent contractor to enter property to remove or correct said violations of such property and all costs and expenses incurred by the municipality in connection with the proceedings to remove or correct and including the actual costs of the corrective action shall be payable by the owner or assessed against the tax parcel on which such action was necessarily taken.~~

~~c. With written notice of violation and further action to be taken to include an action filed in the State Supreme Court to specified performance of remediation to the property and recovery of all costs to bring the action to the Town of Sheldon from the property owner.~~

~~G. A regular report of activities under this law shall be made to the municipal board by the enforcement official.~~

## **§905 PENALTY**

~~Shall comply with Section 106.~~

## **§906 SEVERABILITY**

The provisions of this local law are hereby declared to be severable, and if any of its sections, provisions, clauses, or parts be held unconstitutional, or void, then the remainder of this local law shall continue in full force and effect, it being the legislative intent that this local law would have been adopted even if such unconstitutional or void matter had not been included therein.

## **§907 RESERVED**

## **ARTICLE IX: PROPERTY MAINTENANCE 6/4/25**

### **OUTDOOR STORAGE OF JUNK**

**Purpose**- The purpose of these regulations is to provide for a clean, wholesome, attractive environment, thereby safeguarding the inhabitants of the Town of Sheldon of their material rights against unwarrantable invasion, and, in addition, such environment is deemed essential to the maintenance and continued development of the economy of the Town of Sheldon and the general welfare of its citizens. It is further declared that the unrestrained accumulation of junk, such as but not limited to junk motor vehicles, junk appliances, junk lawnmowers, junk motorized lawn equipment, junk farm equipment and implements old parts, rubbish and debris upon privately owned property within the Town of Sheldon constitutes a hazard to the health, safety and welfare of the citizens of the Town of Sheldon, necessitating the regulation, restraint and elimination thereof.

### **Outdoor storage on public or private property restricted**

**A.** No person shall cause or permit the outdoor storage of two or more un registered or junk motor vehicle, junk appliance, junk lawnmower, junk motorized yard equipment, rubbish or debris on property owned by such person in such a manner that the said junk is visible from public roadways or abutting properties, except that junk motor vehicles being repaired for use may be stored for a period of time not exceeding six (6) months in duration in such a manner that they are visible from public roadways or abutting properties.

**B.** No person shall store any appliance in the front or side yard visible to the public from any public roadway or any front or side porch for a period of more than two (2) weeks.

**C.** No person shall store an un-restored antique automobile out of doors except in a location not in the front or side yard of any premises and not visible to the public from any public roadway

### **Enforcement**

The Zoning Officer of the Town of Sheldon or any other agency or official authorized from time to time by the Town Board of the Town of Sheldon by resolution shall inspect property and file a written report of violations by owners. The Zoning Officer will prepare a written notice and shall cause the same to be served upon the owner personally or by certified mail. The notice shall contain the following:



- A. The name of the owner to whom the notice shall be addressed.
- B. The location of the premises involved in the violation.
- C. A statement of the facts that, it is alleged, violate this chapter.
- D. A demand that the junk motor vehicle, junk appliance, junk lawnmower, junk motorized yard equipment, rubbish or debris be removed from the premises which are alleged to violate this chapter within ten (10) days after service or mailing of this notice.
- E. A statement that failure to comply with the demand may result in prosecution.
- F. A copy of these regulations.

Upon application of the alleged owner showing reasonable cause, the Town Board of the Town of Sheldon may grant an extension of up to ninety (90) days for the owner to comply with the demands.

#### **Placement on other property restricted**

No person shall willfully place a junk motor vehicle, junk appliance, junk lawnmower, junk motorized yard equipment, junk farm equipment or implements, rubbish or debris on premises which such person does not own without the permission of the owner thereof.

#### **Exception**

This chapter shall not apply to any junkyard permitted under other provisions of the Code of the Town of Sheldon.

#### **Penalties for offenses**

A violation of any provision of this chapter is an offense, and any person committing an offense shall be guilty of a violation pursuant to the Penal Law punishable by a fine of not exceeding \* three hundred fifty dollars (\$350) or by imprisonment for a term not exceeding five (5) months. Or both such fine and imprisonment. The continuation of an offense against the provisions of this chapter shall constitute, for each day the offense is continued, a separate and distinct offense there under.

\*The Town Board set the fine at \$350.00 at the 5/17/2011 Board meeting

## **ARTICLE X: LAND SEPARATION**

### **§1000 GENERAL PROVISIONS**

- A. Purpose:** It is declared to be the policy of the Town Planning Board to consider land separations as part of a plan for the orderly, efficient, and economical development of the Town of Sheldon. This means among other things, that lots created by land separations shall be of such character that they can be used safely for building purposes without danger to health, or peril from fire, flood or other menace; that proper provision shall be made for drainage, water supply, wastewater treatment and other needed improvements; that all proposed lots shall be so laid out and of such size as to be in compliance with the Town of Sheldon Local Zoning Law and in harmony with the development pattern of the neighboring properties.
- B. Waivers or Modifications of Requirements:** Where the Planning Board finds that special circumstances exist in a proposed land separation, it may waive or modify specific requirements of this Local Law, subject to appropriate conditions, provided that such waiver or modification shall not have the effect of nullifying the intent and purpose of this Section or any existing comprehensive plan or official map.

In granting said waivers or modifications, the Planning Board may require such conditions as will, in its judgment, substantially secure the objectives of the standards or requirements so waived or modified.

**C. Definitions:**

1. Formal Offer to Sell:  
Any offer to sell land, which involves a form of public offering including, but not limited to, real estate listings, auction listings, media advertising (printed, radio, television, etc.) or use of signs.
2. Land Separation:  
Any division of land into lots where all such developable lots or parcels: (1) front on an existing public street, or (2) do not require the extension of significant modification or municipal facilities.

Any division of agricultural land for the purpose of continued agricultural use shall be considered a land separation and subject to the provisions of this Section.

- a. Land separation shall also include the division of land to allow the transfer of property between adjacent parcels, provided non-conforming lots or parcels are not created, and no existing degree of non-conformity is increased.
- b. Public acquisitions by purchase of strips of land for the widening or opening of streets shall not be included within this definition nor subject to these regulations.

- c. Land separations shall be processed in compliance with this Section unless the Planning Board deems it necessary for the protection of public health, safety, and welfare (i.e., storm water drainage, topography, etc.) that a land separation be processed as a subdivision.
- 3. Lot: A piece, parcel or plot of land intended as a unit for transfer of ownership or for development.
- 4. Property Owner: The owner of the property subject to the proposed land separation, or his/her duly authorized representative (such authorization shall be provided in writing).
- 5. Subdivision, also See Section 718:  
Division of land into lots that is not considered a land separation as defined herein. Subdivisions shall include, but are not limited to, the division of land into lots when any such lots:
  - a. Do not front on an existing public street, or;
  - b. Require the extension or significant modification of municipal facilities.This definition shall apply when land is divided for the purpose, whether immediate or future, of transfer of ownership or development, and shall include re-subdivision. Public acquisitions by purchase of strips of land for the widening or opening of streets shall not be included within this definition nor subject to these regulations.

## **§1001 PROCEDURE**

Whenever any land separation is proposed, before any formal offer to sell any lots in such land separation, or any other part thereof, is made, and before any contract for sale is executed by the property owner, the property owner may submit a preliminary sketch plan and obtain written approval of such preliminary sketch plan in accordance with the procedures set forth in Sections 1001-1006 of this Article. Before any land is transferred or any permit for the erection, construction, alteration or movement of any building or structure is issued for such land, final authorization of said land separation shall be obtained and filed in the Wyoming County Clerk's Office as set forth in Sections 1005 and 1006 of this Article.

## **§1002 SUBMISSION OF PRELIMINARY SKETCH PLAN**

A property owner may prior to undertaking a land separation, submit to the Zoning Enforcement Officer at least ten (10) days prior to any regular meeting of the Planning Board, a completed application for and five (5) copies of a preliminary sketch plan of the proposed land separation. The preliminary sketch plan shall show:

The entire original parcel being divided;

- A. All proposed new lot lines and/or new lots, and;
- B. Any existing easements, deed restrictions or covenants affecting the property.

At that time, the property owner shall also pay the Land Separation Application fee which is the same as the Site Plan Application fee that has been established by separate resolution of the Town Board.

### **§1003 DISCUSSION OF REQUIREMENTS AND CLASSIFICATION**

- A. The property owner shall attend the meeting of the Planning Board to discuss his/her proposal as set forth in the sketch plan and comply with the bulk and area requirements.
- B. Classification of the preliminary sketch plan will be made at this time by the Planning Board as to whether the proposal qualifies as a land separation or must be processed as a subdivision. When it deems necessary for the protection of the public health, safety and welfare, the Planning Board may require a land separation to be processed as a subdivision in compliance with this local law.

### **§1004 STUDY OF SKETCH PLAN**

The Planning Board shall review the preliminary sketch plan to determine whether it meets the purpose of this Local Law as set forth in Article I. The Planning Board shall, where it deems necessary, make specific recommendations in writing to be incorporated by the applicant into the proposal prior to final authorization by the Planning Board.

### **§1005 FINAL AUTHORIZATION**

Within one-hundred eighty (180) days of Planning Board approval, the property owner shall provide the Planning Board with three (3) prints of a property survey prepared by a New York State Licensed Land Surveyor. This survey shall meet all the recommendations made by the Planning Board relative to the sketch plan. Upon determination that the survey complies with the Planning Board's recommendation, the Chairperson, or other duly designated Officer of the Planning Board, will sign the application, and provide the property owner with a copy of such application

Failure of the property owner to submit the required survey documentation to the Planning Board within the one-hundred eighty (180) day time period will render the Planning Board's approval null and void.

### **§1006 FILING OF SURVEY WITH WYOMING COUNTY CLERK**

Within sixty-two (62) days of obtaining final authorization from the Planning Board Chairperson, or his/her designee, the property owner shall file the survey(s) at the Wyoming County Clerk's Office. Failure of the property owner to file such documentation with the Wyoming County Clerk within the specified time period will render both the Planning Board's approval and final authorization null and void.

### **§1007 PENALTIES FOR OFFENSES**

Shall comply with Section 106.

**§1008 RESERVED**

## **ARTICLE XI: AGRICULTURAL DATA STATEMENT**

### **§1100 APPLICABILITY**

Any application for a (1) special use permit, (2) site plan approval, (3) use variance or (4) subdivision review and approval by the Town Planning Board, Zoning Board of Appeals or Town Board that would occur on property within a County Agricultural district established pursuant to Article 25-AA of the New York State Agriculture and Markets Law and which contains a farm operation or on property with boundaries that are within five hundred (500) feet of a parcel or parcels of land containing a farm operation which is located in a County low density district, shall include an agricultural data statement. The Town Planning Board, Zoning Board of Appeals or Town Board shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such low density district.

### **§1101 NOTICE TO LANDOWNERS**

Upon the receipt of such application by the Town Board, Planning Board or Zoning Board of Appeals, the Clerk of such board shall mail written notice of such application to the owners of land as identified in the agricultural data statement by the applicant. Such notice shall include a description of the proposed project and its location and may be sent in conjunction with any other notice required by state or local law, ordinance, rule, or regulation for said project. The cost of mailing said notice shall be borne by the applicant.

### **§1102 CONTENTS OF AN AGRICULTURAL DATA STATEMENT**

The agricultural data statement shall include the following information:

- A.** The name and address of the applicant;
- B.** A description of the proposed project and its location;
- C.** The name and address of any owner of land within the County low density district which contains a farm operation and is located within five hundred (500) feet of the boundary of the property upon which the project is proposed; and
- D.** A tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural data statement.

### **§1103 RESERVED**

## **ARTICLE XII: DEFINITIONS**

### **§1200 WORD USAGE**

For the purpose of this Local Law, certain words and terms used herein shall be interpreted as follows:

- A. The word "person" includes a firm, association, partnership, trust, company, or corporation as well as an individual.
- B. Words used in the present tense include the future tense.
- C. All words in the plural number include the singular number and all words in the singular number include the plural number, except as to the number of permitted structures, unless the natural construction of the wording indicates otherwise.
- D. The word "building" includes the word "structure".
- E. The words "shall" and "must" are mandatory and not discretionary; the word "may" is permissive and discretionary.
- F. The words "used" or "occupied" include the words "intended, designed or arranged to be used or occupied".
- G. The word "lot" includes the words "plot", "parcel", "tract" or "site".
- H. The word "premises" includes a lot and all buildings or structures thereon.
- I. To "erect", to "construct" and to "build" a building or structure each have the same meaning and also include to "excavate" for a building and to "relocate" a building by moving it from one location to another.

### **§1201 DEFINITIONS**

**ACCESSORY BUILDING OR STRUCTURE:** A detached building or structure which: (1) is customarily incidental and subordinate to and serves a principal building; (2) is subordinate in area, extent, or purpose to the principal building served; (3) contributes to the comfort, convenience, or necessity of occupants of the principal building use; and (4) is located on the same parcel as the principal building. This definition shall include private garages. This definition shall exclude devices previously used for highway use, such as truck trailers.

**ACCESSORY USE:** A use incidental and subordinate to the principal use of a building on the same lot and serving a purpose customarily incidental to the use of the principal building.

**ADULT ENTERTAINMENT USE:** is any use containing any or all of the characteristics of the following:

**ADULT BOOKSTORE:** An establishment having as a substantial or significant portion of its stock-in-trade books, magazines, other periodicals, films, slides and video tapes and which establishment is customarily not open to the public generally due to the exclusion of minors by reason of age.

**ADULT DRIVE-IN THEATER:** A drive-in theater that customarily presents motion pictures that are not open to the public generally due to the exclusion of minors by reason of age.

**ADULT ENTERTAINMENT CABARET:** A public or private establishment which presents topless dancers, strippers, male or female impersonators or exotic dancers, or other similar entertainments, and which establishment is customarily not open to the public generally due to the exclusion of minors by reason of age.

**ADULT MOTEL:** A motel which is not open to the public generally but excludes minors by reason of age, or which makes available to its patrons in their rooms, films, slide shows or videotapes, which if presented in a public movie theater would not be open to the public generally due to the exclusion of minors by reason of age.

**ADULT THEATER:** A theater that customarily presents motion pictures, films, videotapes or slide shows that are not open to the public, generally due to the exclusion of minors by reason of age.

**MASSAGE ESTABLISHMENT:** Any establishment having a fixed place of business where massages are administered for pay, including but not limited to massage parlors, sauna baths and steam baths. This definition shall not be construed to include a hospital, nursing home, medical clinic or the office of a physician, surgeon, chiropractor, osteopath, duly licensed physical therapist, or New York State licensed massage therapist who administers only medical massages. This definition also shall exclude health clubs which have facilities for physical exercise, such as tennis courts, racquetball courts or exercise rooms, and which do not receive their primary source of revenue through the administration of massages.

**PEEP SHOW:** A theater which presents material in the form of live shows, films, or videotapes, viewed from an individual enclosure, for which a fee is charged, and which is not open to the public generally due to the exclusion of minors by reason of age.

**AGRICULTURAL PRODUCT DISTRIBUTION CENTER:** A facility in which agricultural products, which are not produced on the premises, are graded, sorted, and/or packaged for the purpose of distribution by truck, rail, or other means.

**AGRICULTURAL PRODUCT PROCESSING FACILITY:** A facility in which agricultural products, which are not produced on the premises, are altered for the purpose of canning, freezing, or other packaging, or are converted or incorporated into other products.



**AGRICULTURE (FARMING):** The use of land for agricultural production purposes including, tilling of the soil, dairying, pasture, animal and poultry husbandry, apiculture, arboriculture, horticulture, floriculture, viticulture, and accessory uses for packing, storing, processing and retail sales of products, provided that the operation of any accessory uses shall be secondary to that of the principal agricultural production activities.

**ALTERATION:** As applied to a building or structure;

- (1) the change or rearrangement in the supporting members of a building or structure such as bearing walls, columns, beams, girders or in the exiting facilities;
- (2) an enlargement of a building or structure, by extending on a side or by increasing in height;
- (3) the moving from one location or position to another; or
- (4) any alteration whereby a structure is adapted to another or different use, including any separation into rooms or spaces by the installation of non-bearing partitions; or
- (5) the installation, replacement, or alteration of mechanical systems that involve alternative energy systems or a fuel source change.

**ALTERNATIVE ENERGY SYSTEMS:** Structures, equipment, devices, or construction techniques used for the production of heat, light, cooling, electricity or other forms of energy on site and may be attached to or separate from the principal structure. Current examples include solar collectors and solar greenhouses, heat pumps, or other related devices. For the purposes of this Local Law, this definition shall apply to individual residences and businesses. Commercial generating plants, the prime function of which is selling energy, are excluded.

**ANIMAL HOSPITAL OR VETERINARY CLINIC:** The premises or buildings used for the diagnosis, treatment, or other care of the ailments of domesticated, household or farm animals, which may include related facilities, such as laboratories, offices, and temporary quarters for such animals.

**ANIMAL HUSBANDRY:** The raising or keeping of one (1) or more cows, steers, bulls, horses, mules, hogs, sheep, goats, donkeys, oxen, or other similar animals, or the raising or keeping of more than fifteen (15) ducks, chickens, rabbits, geese, quail, chinchillas, mink, or any similar small animals, but not including dogs and cats. Such uses include the pasturing, feeding, and sheltering of such animals.

**ANIMAL UNIT:** The equivalent of 1,000 pounds of farm animals.

**ANTENNA:** A system of electrical conductors that transmit or receive electronic frequency signals. Such signals shall include, but not be limited to radio, television, cellular, paging, and personal communication services (PCS).

**APARTMENT:** A dwelling unit within a two-family or multi-family dwelling that is intended to be leased or rented. This term shall not be deemed to include a motel, hotel, boarding house, or travel trailer.

**APPLICANT:** A person requesting a permit from the Town of Sheldon in accordance with the provisions of this Local Law.

**AUTOMOTIVE REPAIR SHOP:** A building, or portion of a building, arranged, intended, or designed to be used for making repairs to motor vehicles for compensation. Fueling service stations and the sale of motor fuel are excluded from this definition.

**AUTOMOTIVE VEHICLE SALES:** Any area of land, including structures thereon, the principal use of which is the display or sale of new and/or used automobiles, motorcycles, trucks, cargo trailers, boats, recreational vehicles, or other vehicles, and which may or may not include the repair of vehicles as an accessory use. Enclosed showrooms and open display areas are included in this definition. Fueling service stations and the sale of motor fuel is excluded from this definition.

**AUTOMOTIVE VEHICLE SALES AREA:** An open area, other than a street, used for the display, sale, or rental of new or used motor vehicles or trailers in operable condition where no repair work is performed.

**AUTOMOTIVE WRECKING:** The dismantling or disassembling of used motor vehicles, mobile homes, or manufactured housing; or the storage, sale or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts.

**BED AND BREAKFAST INN:** A single family dwelling where overnight lodging, with or without the service of meals, is offered to transient guests as compensation. Such use shall be clearly incidental and secondary to the principal use of the dwelling. This term does not include hotels, motels, hostels, tourist courts, motor lodges, tourist cabins or similar terms.

**BORING/BOREHOLE:** A penetration of soil and/or rock that is augured, drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed which is generally cylindrical in shape and whose diameter is generally smaller than its depth of penetration.

**BUFFER AREA:** A continuous strip of land area covered with grass, vegetation, trees, fencing, embankments, or berms, designed to provide a physical screen to limit visibility between uses and reduce the escape and/or intrusion of litter, fumes, dust, noise, or other noxious or objectionable elements. **BUILDING:** Any structure that is permanently affixed to the land, has one or more floors and a roof, and is intended for the shelter, housing or enclosure of persons, animals, or property.

**BUILDINGS:** See STRUCTURES

**BUILDING CODE:** The New York State Uniform Fire Prevention and Building Code governs building construction, renovations, and property maintenance.

**BUILDING COVERAGE, PERCENT OF:** The percent of building coverage of any lot shall be equal to one hundred (100) times the ratio of the gross horizontal area of all principal and accessory buildings that have roofs on them (including covered breezeways, covered porches, covered cantilevered structures, etc.) measured from the exterior faces of the exterior walls but shall not include any structure (such as a patio or deck) that does not have a roof, divided by the horizontal area of the lot.

**BUILDING HEIGHT:** The vertical distance measured from the mean level of the ground surrounding the structure to the highest point of the structure, but not including chimneys, spires, tanks, and similar projections

**BUILDING LINE:** A line formed by the intersection of a horizontal plane at an average grade level and a vertical plane that coincides with the exterior surface of the building or a projected roof or porch. The vertical plane will coincide with the most projected surface, excluding steps and overhanging eaves less than two (2) feet in width. All yard and setback requirements are measured to the building lines.

**BUILDING PERMIT:** A document issued by the Code Enforcement Officer authorizing the construction and occupancy of structures in accordance with the New York State Uniform Fire Prevention and Building Code.

**BUILDING, PRINCIPAL:** A building in which is conducted the main or principal use of the lot on which said building is situated. In any residential district any dwelling shall be deemed to be a principal building on the zone lot on which the same is located.

**BUSINESS:** Includes the purchase, sale or any other transaction involving the handling, servicing or disposition of any article, substance or commodity, tangible, or intangible, and includes offices, recreational and amusement enterprises, and any operation where the above

described activities are conducted in return for remuneration of any type. For the purpose of this Local Law, "business" shall have the same meaning as commercial, and reference to commercial districts or zones shall be interpreted as referring to business districts.

**BUSINESS, DRIVE-IN:** A traffic-generating facility where a product is sold, or a service performed for customers while they are in or near their motor vehicles in off-street parking or service areas. This term includes convenience stores, drive-in banking, drive-in automatic teller machines (ATM), drive-in restaurants, fast food service, drive-in photo processing, drive-in outdoor theatres, auto wash or similar uses. This term shall not include retail gasoline services.

**BUSINESS, GENERAL:** Any establishment engaged in the sale of goods or services not otherwise identified in this Section.

**BUSINESS, NEIGHBORHOOD:** Small commercial establishments, containing less than 10,000 square feet in gross floor area, catering primarily to nearby residential areas and providing convenience and/or specialty goods and services including, but not limited to, grocery stores, beauty salons, barber shops, cafes and coffee shops, pizzerias, video/DVD rental stores, cobbler shops, and similar types of businesses.

**BUSINESS, RETAIL:** A commercial activity designed for and primarily characterized by the on-premises sale of goods directly to the ultimate individual and household consumer, but also including servicing, preparation, storage, and wholesale business transactions related to such goods and customarily associated therewith but clearly incidental thereto. This term shall not include commercial activity which may also be similarly characterized, but which is separately identified as a use permitted within a zoning district.

**BUSINESS, SERVICE:** A business primarily involved in the provision of services, rather than goods, to other businesses or to the general public. This term shall not include any service activity which may also be similarly characterized, but which is separately identified as a use permitted within a zoning district.

**CAMPGROUND:** A parcel of land used or intended to be used, let, or rented for transient, vacation and recreational occupancy by travel trailers, campers, tents, recreational vehicles, motor homes and the motor vehicles propelling or carrying the same, but excluding mobile homes or manufactured housing designed for year-round occupancy or as a place of residence.

**CAMP/ HUNTING CAMP/FISHING CAMP:** See DWELLING, SEASONAL

**CAMPING UNITS:** See RECREATIONAL VEHICLE

**CARPORT:** A roofed structure without enclosing walls, used for the storage of one or more vehicles.

**CASING:** An impervious durable pipe placed in a well to prevent the walls from caving and to seal off surface drainage or undesirable water, gas or other fluids and prevent their entering the well.

**CEMETERY OR BURIAL GROUND:** A tract of land for the disposal or burial of deceased human beings or remains in a grave, mausoleum, vault, columbarium, or other receptacle. The provisions of this Local Law shall apply to all cemeteries and burial grounds including those owned by a religious corporation, municipal corporation, or a cemetery corporation owning a cemetery operated, supervised, or controlled by or in connection with a religious corporation.

**CERTIFICATE OF COMPLIANCE:** A certificate issued by the Zoning Officer upon completion of the change in use of an existing building or upon the completion of a project requiring site plan approval. Said certificate shall acknowledge compliance with all requirements of the Town of Sheldon Code, Ordinances, Local Laws, Variances and Special Use Permits in existence as of the date of the issuance of the Certificate of Compliance.

**CERTIFICATE OF OCCUPANCY:** A certificate issued by the Code Enforcement Officer upon completion of construction or alteration of a building. Said Certificate shall acknowledge compliance with all of the requirements and conditions of the New York State Uniform Fire Prevention and Building Code.

**CHURCH:** See PLACE OF WORSHIP

**CLEAR SIGHT TRIANGLE:** An area of unobstructed vision at roadway intersections defined by lines of sight between points at a given distance from the intersection of roadway right-of-way lines.

**CLOSED-LOOP GEOTHERMAL SYSTEM:** A type of geothermal heating and/or cooling system that utilizes a pressurized heat exchanger consisting of pipe, a circulating pump, and a water-source heat pump in which the heat transfer fluid is not exposed to the atmosphere. The heat transfer fluid is potable or beneficial reuse water and may have approved antifreeze added.

**CLUB:** Any organization catering to members and their guests, or a building or premises used for recreational, general, social, or athletic purposes not open to the general public. Clubs shall not be conducted primarily for gain, and vending stands, merchandising, or commercial activities shall not be conducted except as required for the membership and purposes of such club. For the purpose of this Local Law, this term shall include, but not be limited to: religious organizations;

lodges; fraternal organizations; mutual benefit societies; snowmobiling, archery or hunting clubs; and other similar organizations such as tax-exempt organizations organized under Section 501 (c) 3 of the Internal Revenue Code.

**CLUSTER DEVELOPMENT:** A development of residential lots, some of which may contain less area than the minimum lot area required for the zone within which such development occurs, while maintaining the density limitation imposed by said minimum lot area through the provision of open space as part of the site development plan.

**COMMERCIAL AND INDUSTRIAL PROJECTS:** These are commercial projects where energy production or transfer is not the product or process being produced. These types of projects could include manufacturing plants, office buildings, etc.

**COMMERCIAL USE:** Includes the purchase, sale or any other transaction involving the handling, servicing or disposition of any article, substance or commodity, tangible, or intangible, and includes retail or wholesale trade, services, offices, recreational and amusement enterprises, and any operation where the above described activities are conducted in return for remuneration of any type.

**COMMERCIAL VEHICLE:** Any type of motor vehicle in excess of twenty (20) feet in length driven or used for commercial purposes on the highways, such as the transportation of goods, wares and merchandise, motor coaches carrying passengers, and trailers and semi-trailers, including tractors when used in combination with trailers and semi-trailers.

**COMMON AREA:** Space reserved for use by any and all residents of a housing development including, but not limited to, halls, stairways and landings in apartment houses.

**COMMUNICATION TOWER:** See TELECOMMUNICATIONS FACILITIES

**CONDITIONAL USES (ALSO KNOWS AS SPECIAL PERMIT USES):** Those uses that are specifically permitted in a given district only when conditioning criteria enumerated in this Local Law are met and a special use permit has been issued by the Town of Sheldon Planning Board.

**CONVENIENCE STORE:** A retail store containing less than 3,000 square feet of gross floor area that is designed and stocked to sell primarily food, beverages and household supplies to customers who purchase relatively few items. Such an establishment may include the sale of prepared foods, such as sandwiches, soups, ice cream, etc. for consumption on or off the premises and may include indoor seating for such purposes.

**CORNER LOTS:** See LOT, CORNER

**COTTAGE:** See DWELLING, SEASONAL

**COUNTY PLANNING BOARD:** The Planning Board of the County of Wyoming.

**COVERAGE:** That percentage of the plot or land area covered by the building area.

**CURB CUT:** The opening along a roadway at which point vehicles may enter or leave the Town of Sheldon.

**CUSTOMARY LANDSCAPING:** Land maintenance involving tree trimming and pruning, the removal of dead and/or diseased vegetation, lawn and garden care and the planting of decorative trees, shrubs, and plants.

**DAY CARE CENTER, CHILD:** A program or facility which is not a residence in which child care is provided on a regular basis to more than six (6) children for more than three (3) hours per day per child for compensation or otherwise which is subject to New York State law and regulations, as well as this local law.

**DAY CARE, CHILD:** The care for a child on a regular basis provided away from the child's residence for less than twenty-four (24) hours per day by someone other than the parent, step-parent, guardian or relative within the third degree of consanguinity of the parents or stepparents of such child

**DAY CARE HOME, FAMILY:** A residence in which child day care is provided on a regular basis for more than three (3) hours per day per child for three to six children for compensation or otherwise, and which is subject to New York State law and regulation, but exempt from municipal zoning regulations

**DAY CARE HOME, GROUP FAMILY:** A residence in which child day care is provided on a regular basis for more than three (3) hours per day per child for seven (7) to twelve (12) children for compensation or otherwise, and which is subject to New York State law and regulation but exempt from municipal zoning regulations.

**DECIBEL:** A decibel (dB) is a logarithmic unit of measurement of sound pressure level on a scale that corresponds to the human perception of sound, and which can be measured by a sound testing device. Units are typically measured in dB (A) and dB (C).

**DEPARTMENT OF AGRICULTURE AND MARKETS:** The New York State Department of Agriculture and Markets (NYS DAM).

**DEPARTMENT OF ENVIRONMENTAL CONSERVATION:** The New York State Department of Environmental Conservation (NYS DEC).

**DEPARTMENT OF HEALTH:** The New York State Department of Health (NYS DOH) and any other health board or department established pursuant to the laws of the State of New York and having authority for the regulation of matters pertaining to the public health of the Town of Sheldon.

**DETERIORATION:** the condition or appearance of a building or structure, characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting or other evidence of physical decay caused by neglect, excessive use, or lack of maintenance.

**DEVELOPMENT:** Any change made to improved or unimproved land including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, excluding normal maintenance to farm roads.

**DISTRIBUTION CENTER:** A truck terminal facility at which any storage of goods or chattels is minor, transitory, and merely incidental to the purpose of facilitating the transportation of goods or chattels.

**DISTURBANCE:** The removal of vegetation, excavation, regrading, filling, removal of soil, rock or retaining structures in areas of steep slope, or any combination thereof, whether by manual labor, machine, or explosive, and shall include the conditions resulting from any excavation or fill. The condition of disturbance will be deemed to continue until the area of disturbance is revegetated and/or permanently stabilized.

**DRAINAGE:** The gravitational movement of water or other liquids by surface runoff or surface flow.

**DRIVE-IN SERVICE:** See BUSINESS, DRIVE-IN

**DRIVEWAY:** A private roadway that provides a means of access from a public roadway to a property or off-street parking area. An access way may also be deemed a driveway.

**DWELLING:** Any building or portion thereof designed or used exclusively as a residence or sleeping place for one (1) or more persons.



**SINGLE FAMILY:** A detached residential dwelling designed for and occupied by one family only.

**TWO-FAMILY:** A detached or semi-detached building where not more than two (2) individual family or dwelling units are entirely separated by vertical walls or horizontal floors, unpierced except for access to the outside or to a common cellar.

**MULTI-FAMILY:** A building or portion thereof used or designed as a residence for three (3) or more apartment or dwelling units.

**SEASONAL DWELLING:** A dwelling unit intended for occupancy only during certain seasons of the year, not to exceed eight (8) months per calendar year, principally for recreational use by the owner, including, hunting cabins, vacation cottages, and summer cottages. This definition does not include recreational vehicles, travel trailers, camper trailers, pop-up tents and tents.

**ACCESSORY DWELLING:** A detached residential dwelling designed for and occupied by one family and subordinate to the primary dwelling on the same lot.

**DWELLING UNIT:** One room or rooms connected together for owner occupancy or rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities, designed for occupancy by one family.

**EASEMENT:** A specified (limited) use of private land for a public or quasi-public purpose.

**EFFICIENCY APARTMENT:** A dwelling unit in which the sleeping area and living room are one.

**ELECTROMAGNETIC INTERFERENCE (EMI):** The interference to communication, traffic control and weather radar systems due to electromagnetic waves created by electrical systems.

**ENFORCEMENT OFFICER:** The Town of Sheldon Zoning Officer or his authorized representative shall be the enforcement officer.

**EQUESTRIAN STABLE (aka RIDING ACADEMY):** An equestrian stable used for the purpose of renting equine animals for rides, riding lessons, training or boarding such animals for specific purposes.

**EROSION:** The wearing away of the land surface and subsurface by action of wind, water, gravity, or other natural forces.

**EXCAVATION** (Quarry, Sand Pit, Gravel Pit, Topsoil Stripping): A lot or land or part thereof used for the purposes of extracting stone, sand, or gravel for sale, as an industrial or commercial operation, but does not include the process of grading a lot preparatory to the construction of a building which has an approved zoning permit or grading a field for agricultural purposes.

**EXPOSED TO PUBLIC VIEW:** shall mean any premises or open space, or any part thereof, or any building or structure that may be lawfully viewed by any member of the public from a sidewalk, alleyways or from any adjoining or neighboring premises.

**EXTERIOR OF PREMISES:** Those portions of a building or structure which are exposed to public view or are visible from adjoining or adjacent properties, including all outside surfaces and appurtenances thereto, and the open space on the premises outside any building or structure erected thereon.

**EXTERMINATION:** The control and elimination of insects, rodents, or other pests by eliminating their harborage places, by removing or making inaccessible materials that may serve as their food, by poison, spraying, fumigating, or trapping, or by any other approved pest elimination methods.

**FAMILY:** One or more persons, usually but not necessarily related by blood, marriage, or adoption, living together as a single, not-for-profit housekeeping unit.

**FAMILY DAY CARE HOME:** See DAY CARE HOME, FAMILY

**FARM:** See AGRICULTURE

**FARM ANIMAL:** This term shall include horses, cows, steers, bulls, goats, sheep, pigs, rabbits, fowls, llamas, and other similar animals.

**FARM BUILDING:** Any building used for the housing of agricultural equipment, produce, livestock or poultry or for the incidental or customary processing of farm products, and provided that such building is located on, operated in conjunction with, and necessary to the operating of the farm as defined herein.

**FARM MARKET:** A permanent structure with more than 120 square feet of gross floor area intended for the display and sale of farm produce and other agricultural products or crafts. (See also FARM ROADSIDE STAND

**FARM ROADSIDE STAND:** Retail outlet, consisting of non-permanent structures (movable and temporary), for the sale of agricultural products grown principally by the operator during the harvest season. (See FARM MARKET)

**FARMWORKER HOUSING:** See RESIDENCE, WORKER HOUSING

**FENCE:** A barrier, as of wooden or metal posts, rails, wire mesh, etc., used as a boundary, decorative enclosure, means of protection or confinement.

**FENCING, FARM:** Any barrier, fencing, screening, or buffering that specifically meets the needs of agricultural land use.

**FILL:** Any act by which earth, sand, gravel, rock, or any other material is deposited, placed, replaced, dumped, transported, or moved by person or persons to a new location and shall include conditions resulting therefrom.

**FIRE HAZARD:** Anything or any act which increases or may cause any increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire or which may obstruct, delay or hinder or may become the cause of an obstruction, delay, hazard or hindrance to the prevention, suppression or extinguishment of fire.

**FLAG LOT:** A type of lot (commonly flag-shaped in configuration) in which roadway frontage is provided by a strip of land which is narrow in relation to the remainder of the lot, and which extends from the main body of the lot to the roadway. A lot which does not physically front on or abut a roadway, but which has access to a roadway by means of an easement over other property, shall be deemed to be included in this definition. The portion of the lot that provides access to the interior portion of the lot shall not be less than twenty (20) feet in width, shall not be considered buildable and shall not be used in the calculation of the minimum lot area requirements for the zone district. The interior portion of the lot shall meet the minimum lot area requirements for the zone district.

**FLAG LOT, ACCESS PORTION:** The panhandle portion of a flag lot having at least twenty (20) feet in lot width and which provides an access corridor between a public roadway or highway right-of-way to the interior portion of a flag lot.

**FLAG LOT, INTERIOR PORTION:** That portion of a flag lot having sufficient lot area, width, and depth to meet the minimum requirements of the zone district, and which excludes the access portion of the lot.

**FLOOD OR FLOODING:** A general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of streams, rivers, or other inland areas of water; or (2) abnormally rising lake waters – resulting from severe storms or hurricanes.

**FLOOD HAZARD AREA:** Areas subject to a one percent (1%) or greater chance of flooding in any given year as shown on the FEMA Flood Insurance Rate Map.

**FLOOD HAZARD BOUNDARY MAP:** The official map received from the Federal Insurance Administration.

**FLOODPLAIN:** That portion of land lying within an area subject to periodic flooding, as defined by the one-hundred-year flood elevation.

**FLOODPLAIN OVERLAY DISTRICT:** An area as defined in the district regulations, which is subject to regulations of the underlying district and subject to the overlay district regulations in order to reduce flood hazards.

**FLOOD PROOFING:** Any combination of structural or non-structural additions, changes, alterations, or adjustments to properties or structures which reduce or eliminate flood damage to land, water and sanitary facilities, structures, and contents of buildings.

**FLOOD PROTECTION ELEVATION:** The level and elevation above which a particular use will be considered safe from flooding. (Such levels or elevations shall be based and updated with the 100-year flood elevation.)

**FLOODWAY:** The designated area on the “Flood Hazard Boundary Map” of a flood plain required to carry and discharge flood waters of a given magnitude.

**FLOODWAY FRINGE AREA:** The designated area on the “Flood Hazard Boundary Map” of a flood plain adjacent to the “floodway” and within the 100-year special flood hazard area.

**FLOOR AREA, GROSS:** The sum of the gross horizontal areas of the floor(s) of a building or buildings, measured from the inside faces of exterior walls or from the center line of walls separating two uses or dwelling units.

**FLOOR AREA, HABITABLE:** The sum of the gross horizontal areas of the floor or floors of a building which are enclosed and usable for human occupancy or the conduct of business, as defined in the Codes of New York.

**FRONTAGE:** All of the property abutting one side of a road, street, or thoroughfare, measured along the road, street or thoroughfare line.

**FUEL OIL STORAGE:** Premises used for the storage of fuel oil, kerosene, or other combustible fuel in tanks for the sale by motor vehicle or other means of conveyance to purchasers at some other location and excluding gasoline storage tanks used at gasoline stations for retail sales or tanks used by individuals when fuel is not sold.

**GARAGE, PRIVATE:** An accessory building which provides for the storage of motor vehicles or household items by the occupants on the lot upon which it is erected, with no provision for repairing or servicing such vehicles for profit. A garage cannot serve as the principal use on any lot.

**GARAGE, PUBLIC:** Any garage other than a private garage, operated for gain, available on a rental basis for the storage of motor vehicles, recreational vehicles, boats, or other tangible personal property.

**GASOLINE STATION:** Any building, land area or other premises or portion thereof used or intended to be used primarily for the retail dispensing or sales of vehicular fuels and which may include, as an accessory use, the sale and installation of lubricants, tires, batteries, and similar accessories.

**GEOHERMAL SYSTEM:** A system that uses a heat pump to extract heat from the earth in heating mode and/or reject heat into the earth in cooling mode. It is also called a geothermal heat pump system, a ground-coupled heat pump system, an earth-source heat pump system, and a GeoExchange system.

**GOOD WORKING CONDITION:** shall mean fully operable for the intended use.

**GOOD WORKING REPAIR:** shall mean and be a standard of maintenance the renders a building safe, habitable, and possessed of a neat and orderly appearance.

**GRADING:** The alteration of the surface or subsurface conditions of land, lakes, ponds, or watercourses by excavating or filling.

**GRAVEL OR SAND PIT:** See "Extraction of stone and other mining operation."

**GREEN SPACE:** Land areas covered only by grass, trees, or other vegetation.

**GROUND SOURCE HEAT PUMP:** A geothermal heat pump that uses the earth itself as a heat source and heat sink. It is coupled to the ground by means of a closed-loop heat exchanger installed horizontally or vertically underground.

**HARD SURFACE:** Minimum 3 inches of asphalt, 4 inches of concrete or 6 inches of crushed stone.

**HEAT PUMP:** A mechanical device used for heating and/or cooling which operates by pumping heat from a cooler to a warmer location.

**HOME BUSINESS:** An accessory use, other than a “Home Occupation” as defined herein, that is conducted within a single family, occupied dwelling or an attached or detached accessory structure (including a barn) for gainful employment and involves the manufacture, provision, or sale of goods and/or services principally on the premises. The term “home business” shall include a commercial or industrial use conducted in conjunction with a farm use. The type of business permitted shall include, but not be limited to, those involving the manufacture, provision, or sale of goods and/or services on the premises provided such home business meets the respective criteria specified in Section 709.

**HOME OCCUPATION:** Any occupation or profession conducted as an accessory use entirely within a dwelling or accessory building by the occupants of the dwelling, which is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof. By definition, a home occupation involves no client or customer visits to the dwelling, is not evident by observation from the street or any of the adjoining properties and meets all of the criteria specified in Section 519 of this Local Law. (See also HOME BUSINESS)

**HUNTING/FISHING CLUB:** A facility, whether open to the public or limited to members of a group, which offers such activities as game hunting, fishing, trap or skeet shooting, target shooting, target practice, game farms, and related uses such as assembly halls or sales of bait or equipment. The term includes rod & gun clubs and sportsmen’s clubs.

**INDUSTRY, HEAVY:** A use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials or a use engaged in storage of or manufacturing processes using flammable or explosive materials or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

**INDUSTRY, LIGHT:** A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but exclusive of basic industrial processing and storage of flammable or toxic materials. "Light Industry" is also exclusive of uses that create or cause heavy, noisy, or otherwise objectionable disturbances, such as vibration, dust, and odors.

**JUNKYARD:** A place where junk waste, discarded or salvaged materials are stored, bought, sold, exchanged, sorted, bated, packed, disassembled, handled or abandoned, including auto-wrecking or dismantling yards, house-wrecking yards, used limber yards and places or yards for use of salvaged house wrecking and structural steel materials and equipment; but not including pawn shops and establishments for the sale, purchase or storage of used furniture, household equipment and clothing, for the processing of used, discarded or salvaged materials as part of manufacturing operations or for the sale, purchase or storage of used motor vehicles or salvaged machinery to be reused for the purposes for which originally manufactured. Junkyard shall also be construed to include more than two (2) unlicensed motor vehicles stored on any property.

**KENNEL:** Any premises, and/or structure in or on which four (4) or more dogs at least four (4) months of age or more are harbored as defined in Article 7 of the New York State Agriculture and Markets Law for commercial or non-commercial purposes for a continuous period of 24 hours or more.

**LOADING SPACE, OFF-STREET:** Space logically and conveniently located for public pickups and deliveries, scaled to delivery vehicles expected to be used and accessible to such vehicles.

**LOT:** A parcel or area of land, the dimensions and extent of which are determined by the latest official records or recordings.

**CORNER LOT:** A parcel of land at the junction of, and fronting on two or more intersecting streets, roads, or thoroughfares.

**THROUGH LOT:** An interior lot having frontage on two parallel or approximately parallel streets, roads, or thoroughfares.

**LOT AREA:** The square footage or acreage contained within the boundaries of a lot. Any portion of a lot included in a public road, street or highway right-of-way shall not be included in calculating lot area.

**LOT DEPTH:** The mean distance from the right of way line of the street to the rear lot line measured in the general direction of the side lines of the lot.

**LOT FRONTAGE:** The linear distance along a lot line which adjoins the road or highway which provides access to the lot.

**LOT LINE:** The property lines bounding the lot:

1. **Lot Line, Front:** The line separating the lot from a street right-of-way.
2. **Lot Line, Rear:** The lot line opposite and most distant from the front lot line.
3. **Lot Line, Side:** Any lot line other than a front or rear lot line.

**LOT OF RECORD:** A parcel of land properly recorded with the County Clerk and assigned a unique tax parcel identification number at the time of passage of this Local Law.

**LOT WIDTH:** The width of the lot between side lot lines at the front building line as prescribed by the front yard and setback regulations.

**MANUFACTURED HOME:** A factory-manufactured home, built on a permanent steel-framed chassis in accordance with federal Department of Housing and Urban Development (HUD) standards and designed to be transported to a site in one section, which is intended to be used as permanent living quarters by a single family unit when connected to the required plumbing, heating, and electrical utilities. For the purpose of this Local Law, the removal of transport wheels and/or the anchoring of the home to a permanent foundation shall not remove it from this definition. A “Single-Wide Manufactured Home” is a manufactured home with a width at its narrowest dimension of less than twenty (20) feet.

**MANURE STORAGE FACILITY:** A facility constructed as an accessory use to an animal husbandry use, riding stable, or kennel, intended to collect, hold, process, store, treat, or distribute animal solid and liquid waste. Included within this definition are storage tanks, lagoons, seepage pits, drains, and collection systems intended to handle animal waste. Not included within this definition are systems designed and constructed to handle human waste.

**MEDICAL OFFICES/CLINICS:** A facility or institution, whether public or private, where medical, chiropractic or dental care is furnished to persons on an outpatient basis by one (1) or more doctors, chiropractors or dentists; a place for the care, diagnosis and treatment of sick, ailing, infirm or injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room or kept overnight on the premises; a facility for human ailments operated by a group of physicians, dentists, chiropractors or other licensed practitioners for the treatment and examination of outpatients.

**METEOROLOGICAL TESTING TOWER (MET):** A tower, either temporary or permanent, utilized for the gathering of weather data including wind velocity, frequency, and duration.

**MINING:** The use of an area of land to remove minerals, metals, or other items of value from the ground for a profit, including gas and oil wells. Two categories of mining are set forth in this local law as follows:

**MINING, MINOR:** Mining operations that do not reach the thresholds set forth in the New York Mined Land Reclamation Law at which point a mining permit issued by the New York State Department of Environmental Conservation is required.



**MINING, MAJOR:** Mining operations or proposed mining operations that meet or surpass the thresholds set forth in the New York Land Reclamation Law which require a mining permit issued by the New York State Department of Environmental Conservation.

**MODULAR HOME:** A factory-manufactured dwelling having no permanent support frame and designed to be transported to a site in one or more sections for erection, construction, or installation as a permanent structure. Modular Homes shall be affixed to a permanent site-built foundation and shall meet the requirements of the Codes of New York State. For the purposes of this Local Law, Modular Homes shall be regulated as a dwelling.

**MOTOR VEHICLE:** Any vehicle designed to be propelled or drawn by power other than muscle power, except electrically driven wheelchairs being operated or driven by a disabled person. This term shall include automobiles, trucks, buses, motorcycles, tractor-trailers, boats, motor homes, snowmobiles, all-terrain vehicles and garden and lawn tractors.

**NON-CONFORMING BUILDING, STRUCTURE OR USE:** A building, structure, or use of land which was lawfully existing prior to the adoption or amendment of this Local Law, but which fails to conform to the regulations of the zoning district in which it is now located by reason of such adoption or amendment.

**NON-CONFORMING LOT:** A lot of record existing at the date of the enactment of this Local Law which does not have the minimum width, depth, or area for the district in which it is located.

**NUISANCE:**

- A. Any public or private condition that would constitute a nuisance according to the statutes, laws, and regulations of the State of New York or any of its agencies or this article.
- B. Any physical condition existing in or on the exterior of any premises which is potentially dangerous, detrimental, or hazardous to the health or safety of persons on, near or passing in proximity of the premises where said condition exists.

**OCCUPANT:** Any occupant, owner, agent, tenant, lessee, caretaker or other person or corporation in charge of, residing, living, or sleeping in or on the premises of or having actual possession or use of a business, dwelling unit or rooming unit or other premises affected by this article.

**OFFICE BUILDING:** A building in which office use comprises more than fifty (50) percent of the total floor area. This does not include home occupations, where offices are a secondary or incidental use.

**OPEN-LOOP GEOTHERMAL SYSTEM:** A type of geothermal heating and/or cooling system that utilizes a water-supply well and a water pump to deliver ground water to a water-source heat pump. The discharge water from the water-source heat pump may be returned to the subsurface through a recharge well or infiltration bed, or may be discharged into a pond, lake, or stream. A spring may also be the source of the ground water supply.

**OPEN STORAGE:** An unenclosed area used for temporary or seasonal storage of vehicles, materials, building supplies, stock, or supplies for later use in conjunction with a permitted principal use, accessory use, or special permitted use.

**OPERATOR OR MANAGER:** Any person, persons, or entity, not the owner, who or which has charge, care or control of a structure or a part thereof, with or without the knowledge, consent, or authority of the owner.

**OWNER:** Any person, persons or entity who or which shall have legal or equitable title in any form whatsoever to any premises or part thereof, with or without accompanying actual possession thereof, or who or which shall have charge, care or control of any lot, premises, building, structure or part thereof, as owner or agent of the owner, or as fiduciary, trustee, receiver, guardian, lessee or mortgagee in possession, regardless of how such possession was obtained. Any person, group of persons or entity who or which is a lessee, sub-lessee or assignee of any part or all of any building, structure or land shall be deemed to be a co-owner with the lessor for the purposes of this article and shall have responsibility over that portion of the premises so sublet, leased or assigned.

**PARK OR RECREATION AREAS, PUBLIC:** Outdoor recreation facilities or other entertainment facilities operated as a non-profit enterprise by the Town of Sheldon or any other governmental entity or any non-profit organization and open to the general public.

**PARK, PRIVATE, NON-COMMERCIAL:** Outdoor recreation facilities, operated by a not-for-profit organization and open only to bona fide members of such organization.

**PARKING, OFF-STREET:** An off-street area with an appropriate means of vehicular access to a street, intended for the temporary storage of vehicles.

**PARKING SPACE:** Space available for the parking of one motor vehicle and having an area of not less than 200 square feet (10 feet by 20 feet), exclusive of passageways and driveways providing access thereto.

**PARTICIPATING/NON-PARTICIPATING LANDOWNERS:** Any landowner that allows commercial energy facility energy system siting or use of their property for siting setback is

considered a participating landowner. A non-participating landowner does not allow the use of their land for siting commercial energy system energy projects.

**PERMITTED USE (or USE OF RIGHT):** A land use listed in the Zoning District regulations of this Local Law as permitted.

**PERSON:** Any individual, firm, partnership, association, corporation, company, organization, or other legal entity of any kind, including, but not limited to, public agencies and municipal corporations.

**PLACE OF WORSHIP:** Any church, synagogue, temple, mosque, or similar structure used for worship or religious instruction including social and administrative rooms accessory thereto.

**POND, FARM:** Any artificially constructed body of water whose use is to enhance the agricultural process, or for protection, conservation, water supply, or flooding or drainage control.

**PREMISES:** A lot, plot, or parcel of land, including the buildings, structures, and improvements thereon.

**PRINCIPAL BUILDING:** A building in which is conducted the main or principal use of the lot on which said building is located.

**PRINCIPAL USE:** The main or primary purpose for which a building, structure or lot is to be used.

**PROFESSIONAL OFFICES:** The office or place of business where professional services are offered and do not involve the sale of goods, or the keeping of a stock in trade. Professional offices include but are not limited to medical doctors, chiropractors, dentists, attorneys, architects, engineers, planners, accountants, real estate brokers, insurance brokers and psychologists.

**PROPERTY:** land and whatever is erected on, grown on, placed on, or affixed thereto.

**PUBLIC AND SEMI-PUBLIC USES:** This definition is intended to include, but not be limited to, any one (1) or more of the following uses, including grounds and accessory buildings necessary for their use:

1. Governmental buildings and uses
2. Churches and places of worship and related uses
3. Public or semi-public parks, playgrounds, and recreational areas when authorized or operated by a governmental authority, school, or religious institution.

4. Private and public nursery schools, elementary, middle, and high schools, colleges, or universities.
5. Public libraries and not-for-profit museums.
6. Not-for-profit fire, ambulance, and public safety buildings
7. Proprietary or not-for-profit hospitals for the care of human beings, nursing homes, convalescent homes for adults, or homes for the aged as the same are defined under the Public Health Law or the Social Services Law of the State of New York, provided that they are duly licensed by the State of New York.
8. Not-for-profit membership corporation or club established for cultural, social, or recreational purposes.
9. Children's day care centers approved by the New York State.

**PUBLIC UTILITIES AND ESSENTIAL SERVICES:** Erection, construction, alteration, operation, or maintenance by municipal agencies or public utilities of telephone dial equipment centers, electrical or gas substations, water treatment or storage facilities, pumping stations, and similar facilities, but shall not include telecommunications facilities as defined herein, and shall not include landfills, waste transfer stations or other facilities with the primary purpose of handling or disposing of household or industrial waste.

**RECREATION, COMMERCIAL INDOOR:** A building, structure, or portion thereof used principally for indoor recreation, sports, or leisure activity, conducted as a commercial enterprise or otherwise as a principal use. The term includes but is not limited to, billiard parlors, bowling halls, live or motion-picture theaters, amusement or video game centers, indoor sports facilities, gymnasiums, physical fitness centers, martial arts schools, and dance schools. The term does not include adult entertainment establishments, special events facilities, or indoor recreation as a community facility or as an accessory use for institutional use, membership club, or nonprofit organization.

**RECREATION FACILITY, OUTDOOR:** Land developed by a private sponsor with facilities for passive recreation, e.g., trails and picnic areas, and/or with facilities for active outdoor individual or organized recreation, e.g., ball fields, tennis courts, swimming pools, ski trails, and ice-skating areas. This definition includes golf courses, hunting and/or fishing clubs, and open air theaters or drive-in theaters. This definition does not include arenas, stadia, or other facilities for the accommodation of more than 200 spectators, campgrounds, racetracks or other facilities featuring activities involving motorized vehicles.

**RECREATIONAL VEHICLE:** A vehicle type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic types are:

A. Travel Trailer

A vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle, and of a body width of no more than eight feet and six inches (8'6"), excluding awnings, and a body length of no more than forty (40) feet when factory equipped for the road.

B. Tent Camper

A portable unit mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle.

C. Truck Camper

A portable unit, designed to be loaded onto, or affixed to, the bed or chassis of a truck. Truck campers are of two basic types:

1. Slide-in camper - A portable unit designed to be loaded onto and unloaded from the bed of a pickup truck.
2. Chassis-mount camper - A portable unit designed to be affixed to a truck chassis.

D. Motor Home

A vehicular unit built on a self-propelled motor vehicle chassis.

**REFUSE:** shall mean all hard goods, white goods, vehicles, cardboard, plastic material or glass containers, wastepaper, rags, sweepings, pieces of wood, excelsior rubber, and like waste material which are not used or usable as stored.

**RESERVOIR SPACE:** Any temporary storage space for a vehicle waiting for service or admission. Such space shall be in addition to drives, aisles, or parking space required by this Local Law. One (1) reservoir space shall be twenty-four (24) feet long and ten (10) feet wide.

**RESIDENCE, WORKER HOUSING:** a property which consists of a tract of land and all vehicles, mobile homes, buildings, or other structures pertaining thereto, any part of which may be used or occupied by persons employed as migrant farmworkers including sleeping facilities, provided in whole or in part, by the employer of such persons, owner, lessee, or operator thereof, with or without stipulated agreement as to the duration of their stay, whether or not they are supplied with meals but who are supplied with such utility services as are necessary for their habitation of such property. (See also FARMWORKER HOUSING, WORKER HOUSING)

**RESIDENTIAL & WORKING FARM ENERGY SYSTEM:** See Section 520

**RESIDENTIAL CONVERSION:** The conversion of the use of a building from non-residential to residential use or the structural alteration of an existing residential structure to increase the number of residential units in the structure.

**RESIDENTIAL AND WORKING FARM ENERGY SYSTEM (RES):** An energy system that is operated primarily for on-site residential or working farm use. See Section 520.

**RESTAURANT:** Any establishment, however designated, at which food or drink is sold for consumption to patrons seated within an enclosed building or on the premises. Included in this definition are diners, snack shops, coffee shops and taverns.

**RETAIL BUSINESS:** See BUSINESS, RETAIL.

**RIDING ACADEMY:** See EQUESTRIAN STABLE

**RIGHT-OF-WAY:** Land set aside for use as a street, alley, or other means of travel.

**RIGHT-OF-WAY LINE:** The line determining the street or highway limit of public ownership. For the purposes of this Local Law, the right-of-way line and the street line shall have the same meaning.

**ROAD:**

**MAJOR:** Streets or highways connecting through roads with each other and also handling internal movement within the Town of Sheldon.

**SECONDARY:** Streets serving to connect major roads with each other and also to handle internal movement within the Town of Sheldon.

**LOCAL:** Streets which primarily function to give direct access to abutting property. Local roads are the internal part of the system to provide movement within residential or to other land use areas.

**PRIVATE:** Roads, streets, or highways whose primary function is to serve private needs on private property. Private roads for commercial purposes shall be built to Town of Sheldon Standards. Example: Road for subdivisions or campgrounds.

**ROADSIDE STAND:** See FARM PRODUCE STAND

**ROOMING or BOARDING HOUSE:** A dwelling other than a hotel, motel, or tourist home, where more than two (2) persons are housed or lodged for hire with or without meals. A rooming house is distinguished from a bed and breakfast inn or tourist home in that it is designed to be occupied by longer term residents as opposed to overnight or weekly guests.

**SATELLITE DISH ANTENNA:** Shall mean a combination of an antenna whose purpose is to receive communications or other signals from orbiting satellites and other extraterrestrial sources; and a low noise amplifier whose purpose is to carry signals into the interior of a building but shall not include a telecommunications facility as defined herein.

**SCHOOL OR COLLEGE:** An institution or place of learning, including private, public, and parochial facilities that provide a curriculum of elementary and secondary academic instruction, as well as higher education, including kindergartens; elementary, middle, junior and senior high schools; and two-year, four-year, and advanced degree institutions. This definition shall not include day care centers (nursery schools) or specialized, trade, professional, or business schools as defined below.

**SCHOOL, SPECIALIZED, TRADE, PROFESSIONAL OR BUSINESS:** A school giving regular instruction in trades or specialized skills such as welding, hairdressing, cosmetology, or massage; or professional subjects, such as the dramatic or graphic arts, business, dancing, languages, music, or sciences; or business skills such as computer programming, stenography, and secretarial courses. For the purpose of these regulations, such schools shall be deemed to be commercial service establishments.

**SERVICE ESTABLISHMENT:** See BUSINESS, SERVICE

**SETBACK:** The horizontal distance between the street line, rear or side lines of the lot and the front, rear, or side lines of the building. For the purpose of measuring setbacks, the building shall include an enclosed porch, but shall not include any open porch, patio, deck or steps that are no higher than four (4) feet above ground level. All measurements shall be made at right angles to or radially from the lot lines to the building lines. Setbacks from street lines to building lines are defined as "front setbacks". Setbacks from side lot lines are "side setbacks". Setbacks from rear lot lines are "rear setbacks".

**SIGHT DISTANCE:** The maximum extent of unobstructed vision along a street from a vehicle located at any given point on the street.

**SIGN:** A name, identification, description, display, or illustration or any other visual display which is affixed to or painted on, or represented directly or indirectly upon a building structure or piece of land and which directs attention to an object, product, place, activity, person, institution, organization, or business. However, a sign shall not include any display of official court or public office notices nor any official traffic control device nor shall it include the flag, emblem, or insignia of a nation, state, county, municipality, school, or religious group. A sign shall not include a sign located completely within an enclosed building except for illuminated or animated signs within show windows. Each display surface of a sign shall be considered to be a separate sign.

**SITE:** One or more lots or parcels of land, where regrading work is performed as a single unified operation.

**SITE PLAN:** A plan of a lot or subdivision on which is shown topography, location of all buildings, structures, roads, rights-of-way, boundaries, all essential dimensions and bearings and any other information deemed necessary by the Town of Sheldon Planning Board.

**SITE PLAN, FINAL:** A complete and exact subdivision or site plan, prepared for official recording as required by statute, to define property rights and proposed streets and other improvements.

**SITE PLAN, PRELIMINARY:** A tentative subdivision or site plan, in lesser detail than a final plan, showing approximate proposed streets and lot layout as a basis for consideration prior to preparation of a final plan.

**SITE PLAN, SKETCH:** An informal plan, not necessarily to scale, indicating salient existing features of a tract and its surroundings, and the general layout of the proposed subdivision or site.

**SITE PLAN REVIEW:** A review and approval process, conducted by the Town of Sheldon Planning Board, whereby Site Plans are reviewed utilizing criteria stated in this Local Law.

**SOIL:** The natural, unconsolidated, mineral, and organic material occurring on the surface of the Earth; it is a medium for the growth of plants.

**SOLAR ACCESS:** Space open to the sun and clear of overhangs or shade.

**SPECIAL FLOOD HAZARD AREA:** The maximum area designated on the “Flood Hazard Boundary Map” of the flood plain that, on average, is likely to be flooded once every 100 years.

**SPECIAL PERMIT USES: SEE CONDITIONAL USES STORAGE FACILITY, SELF-SERVICE:** Any building or group of buildings on a single parcel made of individual storage compartments, which are rented or leased to individuals or businesses for storage of non-hazardous materials, personal property and equipment.

**SPECIAL USE PERMIT:** The term Special Use Permit shall mean an authorization of particular land use which is permitted in a Zoning Law, subject to the requirements, layout and design of the proposed single parcel of land as shown on said plan. Site Plan Review is required on all Special Use Permit applications.

**STANDING-COLUMN GEOTHERMAL SYSTEM:** A type of open-loop geothermal heating and/or cooling system that circulates ground water from a water well through a heat exchanger and returns the discharge water from the water-source heat pump to the same water well that it was pumped from. The water withdrawal and return locations within the water well bore are separated as far as possible. Some standing-column geothermal systems discharge some of the circulating ground water to enhance their heat transfer.



**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA):** The law pursuant to Article 8 of the New York Environmental Conservation Law providing for environmental quality review of actions which may have a significant effect on the environment.

**STRAY CURRENT:** The inappropriate application of current to the ground or earth. For the purpose of this Section, it is the measurable addition of current to ground resulting from improper installation or deterioration of the electrical portion of a wind energy system. The National Electrical Safety Code set the conditions that grounding connection points shall be so arranged that under normal circumstances there will be no objectionable flow of current over the grounding conductor. The National Electrical Safety Code set the conditions that earth (ground) should not be part of a supply circuit for both safety and service reasons. The most current revision of the National Electrical Safety Code shall apply.

**STREETLINE:** The limit of the street width or highway right-of-way, whichever is greater.

**STRUCTURE:** Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. For example, structures include buildings, manufactured homes, walls, fences, signs, sheds, billboards and poster panels, docks, and/or similar construction types. For the purpose of regulating setbacks and other zoning requirements, a shed or other assembly of materials that is not a motor vehicle, is larger than 144 square feet in gross floor area and is placed on wheels or skids shall be included in the definition of “structure.”

**SUBDIVISION:** The division of a parcel of land into two or more parcels, which is subject to approval by the Town of Sheldon Planning Board pursuant to adopted Subdivision Regulations.

**SUBSTANTIAL IMPROVEMENT:** Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the assessed value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged, fifty-percent (50%) of the assess value preceding the date on which the damage occurred.

**SUBSTATION:** A Substation is a subsidiary facility where electricity is collected and transformed prior to being connected to the power grid.

**SWIMMING POOL:** Any body of water, or receptacle for water with a depth of twenty-four (24) inches or more at any point used or capable to be used for swimming, bathing, or wading, and permanently installed or constructed either above or below ground. For the purposes of this Local Law, farm ponds shall not be considered as swimming pools.

**TAVERN:** Any establishment, licensed by the State of New York that engages in the sale for on premise consumption of alcoholic and non-alcoholic beverage(s).

**TELECOMMUNICATIONS FACILITY:** Any commercial equipment used in connection with the provision of wireless communication services, including cellular telephone services, personal communications services, radio and television broadcast communications and private radio communications services, and regulated by the Federal Communications Commission, both in accordance with the Telecommunications Act of 1996 and other federal laws. A Telecommunication Facility shall include monopole, guyed, or latticework tower(s), as well as antenna(s), switching stations, principal and accessory telecommunication equipment and supporting masts, wires, structures, and buildings.

**TEMPORARY USE:** An activity or use conducted for a specified limited period of time not exceeding six (6) months, which may not otherwise be permitted by the provisions of this Local Law. This term shall include those uses incidental to construction projects, construction trailers, campers, festival tents/refreshments stands, temporary real estate sales offices incidental to a subdivision project and similar type uses.

**TOPOGRAPHY:** The configuration of the land surface, including its relief and the position of its natural and man-made features.

**TOWN OF SHELDON BOARD:** The Town of Sheldon Board.

**TOWN OF SHELDON PLANNING BOARD:** The Planning Board of the Town of Sheldon.

**USE:** The specific purposes for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained.

**UTILITY SHED:** Wood, metal, or masonry building for the storage of personal property. This excludes any devices previously used for highway use, such as truck trailers or manufactured homes.

**VARIANCE:** A variance is any departure from the strict letter of these regulations granted by the Zoning Board of Appeals as it applies to a particular piece of property. Variances attach to the land and survive changes in ownership.

**AREA VARIANCE:** A variance which permits deviation from strict compliance with the dimensional requirements of the zoning regulations, as long as the purposes for which the premises area intended to be used are permitted by this Local Law.

**USE VARIANCE:** A variance which permits the use of land not permitted by this Local Law.

**VEGETATION:** All plant life including but not limited to trees and shrubs.

**VIEW SHED:** A view shed is an area of land, water or other physical environmental element that is visible to the human eye from a fixed vantage point.

**WAREHOUSE:** A building or part of a building used or intended to be used primarily for the storage of goods or products that are to be sold retail or wholesale from other premises or sold wholesale from the same premises; for the storage of goods or products to be shipped on mail order; for the storage of equipment or materials to be used or installed at other premises by the owner or operator of the warehouse; or for similar storage purposes, or stored for use in connection with industrial assembly operations. The term "warehouse" shall not include a retail establishment whose primary purpose is for the sale of goods or products stored on the premises. However, this definition may include purely incidental retail sales as an accessory use.

**WATER-SOURCE HEAT PUMP:** A heat pump that uses a water-to- refrigerant heat exchanger to extract heat from the heat source.

**WATER SUPPLY WELL:** Any well that is constructed to remove or return water to the ground.

**WELL:** Any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed when the intended use of such excavation is for the location, acquisition, monitoring, or artificial recharge of ground water. This includes, but is not limited to, test wells, test borings and monitoring wells, in addition to wells to be utilized as individual or semipublic water supplies.

**WHOLESALE ESTABLISHMENT:** A business which is primarily involved in sales to other businesses, either directly or as a broker, rather than to the general public.

**WORKER HOUSING:** see RESIDENCE, WORKER HOUSING

**YARD:** An open space on the same lot with a building, unoccupied and unobstructed from the ground upward except as otherwise provided herein. (See also SETBACK)

**YARD, FRONT:** The space within and extending the full width of the lot from the front lot line to the part of the principal building which is nearest to such front line. Corner lots and through lots shall have two (2) front yards.

**YARD, REAR:** An open space extended across the entire width of the lot between the rear wall of the principal building and the rear line of the lot, and unoccupied except for accessory building and open porches. Corner lots and through lots do not have a rear yard.

**YARD, SIDE:** An open space on the lot with a principal building between the principal building and the side line of the lot extending through from the front yard to the rear yard, into which space there shall be no extension of building parts other than two (2) feet for rainwater leaders, window sills, and other such fixtures and open steps.

**ZONE OF VISUAL INFLUENCE:** The area from which a development is theoretically visible. It is usually represented as a map using color to indicate visibility. Zone of Visual Influence is used to identify the parts of a landscape that will be affected by a development. A cumulative Zone of Visual Influence is used to define the cumulative effects of many developments.

**ZONING BOARD OF APPEALS:** The Zoning Board of Appeals for the Town of Sheldon.

**ZONING CERTIFICATE OF COMPLIANCE:** See CERTIFICATE OF COMPLIANCE

**ZONING OFFICER:** The official designated to administer and enforce this Local Law by granting or denying development permits in accordance with its provisions.

**ZONING PERMIT:** A document issued by the Zoning Officer authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses in conformity with this Local Law.

**§1202 RESERVED**

**ARTICLE XIII: LOCAL LAWS**

**§1300 PRIVATE ROADS – LOCAL LAW 1 OF 2004**

**§1301 RESIDENTIAL AND FARM WIND CONVERSION SYSTEMS – LOCAL LAW 2 OF 2011**

**§1302 RESIDENTIAL AND FARM SOLAR CONVERSION SYSTEMS – LOCAL LAW 2 OF 2020**

**§1303 SOLID WASTE DISPOSAL – LOCAL LAW 1 OF 2000**

**§1304 TELECOMMUNICATION FACILITIES – LOCAL LAW 2 OF 2001**

**§1305 COMMERCIAL WIND CONVERSION SYSTEMS – LOCAL LAW 1 OF 2003**

**§1306 COMMERCIAL SOLAR CONVERSION SYSTEMS – LOCAL LAW 2 OF 2020**

**§1307 ADULT ENTERTAINMENT – LOCAL LAW 1 OF 1999**

**§1308 RIGHT TO FARM LEGISLATION – LOCAL LAW 1 OF 2008**

**§1309 RESERVED**

## **ARTICLE XIV: DISTRICT DESCRIPTION**

### **§1400 DISTRICT DESCRIPTIONS**

The Districts within the Town of Sheldon are hereby described as their listed tax parcels noted as the following Districts:

LD Low Density District

HC Hamlet Commercial District

GC General Commercial District

LI Light Industrial District

EPOD Environmental Protection Overlay Districts

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
104.-1-10		Pioneer	Cluster Residential Developments (CR)
104.-1-11		Pioneer	Cluster Residential Developments (CR)
104.-1-12	12	Grand View	Cluster Residential Developments (CR)
104.-1-2		Pioneer	Cluster Residential Developments (CR)
104.-1-3		Pioneer	Cluster Residential Developments (CR)
104.-1-4	13	Pioneer	Cluster Residential Developments (CR)
104.-1-5		Pioneer	Cluster Residential Developments (CR)
104.-1-9		Pioneer	Cluster Residential Developments (CR)
56.-2-11.12		Route 20A	Cluster Residential Developments (CR)
56.-2-17.1	1629	Route 20A	Cluster Residential Developments (CR)
57.-2-17	2175B	Route 20A	Cluster Residential Developments (CR)
57.-2-18	2175	Route 20A	Cluster Residential Developments (CR)
57.-2-6.1		Maxon	Cluster Residential Developments (CR)
57.-2-9	2175	Route 20A	Cluster Residential Developments (CR)
69.2-3-1.11	2600	Route 20A	Cluster Residential Developments (CR)
69.2-3-1.12	2592	Route 20A	Cluster Residential Developments (CR)
80.2-1-10	11	Hickory	Cluster Residential Developments (CR)
80.2-1-11.1	13	Hemlock	Cluster Residential Developments (CR)
80.2-1-12	15	Hemlock	Cluster Residential Developments (CR)
80.2-1-13	14	Hemlock	Cluster Residential Developments (CR)
80.2-1-14	10	Hickory	Cluster Residential Developments (CR)
80.2-1-15	17	Hemlock	Cluster Residential Developments (CR)
80.2-1-16	19	Hemlock	Cluster Residential Developments (CR)
80.2-1-17	21	Hemlock	Cluster Residential Developments (CR)
80.2-1-18	23	Hemlock	Cluster Residential Developments (CR)
80.2-1-19	9	Hickory	Cluster Residential Developments (CR)
80.2-1-2	7	Hickory	Cluster Residential Developments (CR)
80.2-1-20	64	Maple	Cluster Residential Developments (CR)
80.2-1-21	22	Hemlock	Cluster Residential Developments (CR)
80.2-1-22	20	Hemlock	Cluster Residential Developments (CR)
80.2-1-23	18	Hemlock	Cluster Residential Developments (CR)
80.2-1-24	16	Hemlock	Cluster Residential Developments (CR)
80.2-1-25		Maple	Cluster Residential Developments (CR)
80.2-1-26	37	Maple	Cluster Residential Developments (CR)
80.2-1-27	34	Tanglewood	Cluster Residential Developments (CR)
80.2-1-28	35	Tanglewood	Cluster Residential Developments (CR)
80.2-1-29	39	Maple	Cluster Residential Developments (CR)
80.2-1-3	8	Hickory	Cluster Residential Developments (CR)
80.2-1-30	44	Maple	Cluster Residential Developments (CR)
80.2-1-31	45	Maple	Cluster Residential Developments (CR)
80.2-1-32	52	Maple	Cluster Residential Developments (CR)
80.2-1-34	55	Maple	Cluster Residential Developments (CR)
80.2-1-35	56	Maple	Cluster Residential Developments (CR)
80.2-1-36	58	Maple	Cluster Residential Developments (CR)
80.2-1-37	60	Maple	Cluster Residential Developments (CR)
80.2-1-38	63	Maple	Cluster Residential Developments (CR)
80.2-1-6.1	3	Hickory	Cluster Residential Developments (CR)
80.2-1-6.2		Hickory	Cluster Residential Developments (CR)
80.2-1-7	2	Upper Hickory	Cluster Residential Developments (CR)
80.2-2-1	36	Maple	Cluster Residential Developments (CR)
80.2-2-10	69	Fox	Cluster Residential Developments (CR)
80.2-2-11	78	Fox	Cluster Residential Developments (CR)
80.2-2-12	90	Cottonwood	Cluster Residential Developments (CR)
80.2-2-13	88	Cottonwood	Cluster Residential Developments (CR)
80.2-2-14	87	Cottonwood	Cluster Residential Developments (CR)
80.2-2-15	86	Cottonwood	Cluster Residential Developments (CR)
80.2-2-16	83	Cottonwood	Cluster Residential Developments (CR)
80.2-2-17	82	Cottonwood	Cluster Residential Developments (CR)
80.2-2-18		Cottonwood	Cluster Residential Developments (CR)
80.2-2-19	40	Cedar	Cluster Residential Developments (CR)
80.2-2-2	38	Maple	Cluster Residential Developments (CR)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
80.2-2-20	41	Maple	Cluster Residential Developments (CR)
80.2-2-21	43	Maple	Cluster Residential Developments (CR)
80.2-2-22	42	Maple	Cluster Residential Developments (CR)
80.2-2-23	49	Maple	Cluster Residential Developments (CR)
80.2-2-24	50	Maple	Cluster Residential Developments (CR)
80.2-2-25	51	Maple	Cluster Residential Developments (CR)
80.2-2-26	57	Maple	Cluster Residential Developments (CR)
80.2-2-27	59	Maple	Cluster Residential Developments (CR)
80.2-2-28	62	Maple	Cluster Residential Developments (CR)
80.2-2-29	61	Maple	Cluster Residential Developments (CR)
80.2-2-3		Maple	Cluster Residential Developments (CR)
80.2-2-4	70	Beaver	Cluster Residential Developments (CR)
80.2-2-5	71	Beaver	Cluster Residential Developments (CR)
80.2-2-6	73	Fox	Cluster Residential Developments (CR)
80.2-2-7.2	77	Fox	Cluster Residential Developments (CR)
80.2-2-9	68	Fox	Cluster Residential Developments (CR)
92.-1-29	4	Grand View	Cluster Residential Developments (CR)
92.-1-30	8	Grandview	Cluster Residential Developments (CR)
92.-1-31	10	Grandview - Off Perry	Cluster Residential Developments (CR)
92.-1-32		Grand View	Cluster Residential Developments (CR)
92.-1-33.21	9	Grand View	Cluster Residential Developments (CR)
92.-1-34	7	Grandview - Off Perry	Cluster Residential Developments (CR)
92.-1-37	33	Pioneer	Cluster Residential Developments (CR)
92.-1-38	38	Pioneer	Cluster Residential Developments (CR)
92.-1-39	39	Pioneer	Cluster Residential Developments (CR)
102.-1-1	395	Factory	General Commercial District (GC)
102.-1-14.111	359	Factory	General Commercial District (GC)
102.-1-17	317	Factory	General Commercial District (GC)
102.-1-18		Factory	General Commercial District (GC)
102.-1-2	383	Factory	General Commercial District (GC)
102.-1-3	17727	Factory	General Commercial District (GC)
102.-1-6.1	3922	Lefort	General Commercial District (GC)
102.-1-7.111	324	Factory	General Commercial District (GC)
102.-1-7.112		Factory	General Commercial District (GC)
102.-1-7.132	333	Factory	General Commercial District (GC)
103.-1-14		Route 77	General Commercial District (GC)
103.-1-15	1380	Perry	General Commercial District (GC)
103.-1-16		Route 77	General Commercial District (GC)
103.-1-17.2	3818	Route 77	General Commercial District (GC)
103.-1-20		Route 77	General Commercial District (GC)
103.-1-21.1		Route 77	General Commercial District (GC)
104.-1-1.1	1514	Perry	General Commercial District (GC)
54.-2-15	629	Route 20A	General Commercial District (GC)
54.-2-16		Route 20A	General Commercial District (GC)
54.-2-17	593	Route 20A	General Commercial District (GC)
54.-2-18	585	Route 20A	General Commercial District (GC)
54.-2-19.1	611	Route 20A	General Commercial District (GC)
54.-2-19.2	567	Route 20A	General Commercial District (GC)
55.-2-14.11	1379	Route 20A	General Commercial District (GC)
56.-2-22	2052	Route 20A	General Commercial District (GC)
56.-2-25.11		Route 20A	General Commercial District (GC)
56.-2-25.2	2026	Route 20A	General Commercial District (GC)
56.-2-30.11	2357	Humphrey	General Commercial District (GC)
56.-2-30.12	1546	Route 20A	General Commercial District (GC)
56.-2-30.2	1544	Route 20A	General Commercial District (GC)
56.-2-31	2271	Route 77	General Commercial District (GC)
56.-2-33.2	1433	Route 20A	General Commercial District (GC)
56.-2-33.4		Route 20A	General Commercial District (GC)
56.-2-34		Route 77	General Commercial District (GC)
57.-2-54	2122	Route 20A	General Commercial District (GC)
57.-2-55		Route 20A	General Commercial District (GC)



C_PRINT	OC_ST_NB	LOC_ST_NAM	District
66.-1-11.1	518	Route 20A	General Commercial District (GC)
66.-1-12		Dutch Hollow	General Commercial District (GC)
66.-1-13.2	628	Route 20A	General Commercial District (GC)
66.-1-39	612	Route 20A	General Commercial District (GC)
66.-1-40		Route 20A	General Commercial District (GC)
67.-1-16.1	2270	Route 77	General Commercial District (GC)
67.-1-16.2	1376	Route 20A	General Commercial District (GC)
67.-1-17	2274	Route 77	General Commercial District (GC)
67.-1-18		Route 20A	General Commercial District (GC)
68.-1-1.1		Route 77	General Commercial District (GC)
68.-1-1.2	2473	Route 77	General Commercial District (GC)
68.-1-10	1810-1814	Route 20A	General Commercial District (GC)
68.-1-8.11	2495	Humphrey	General Commercial District (GC)
68.-1-9		Humphrey	General Commercial District (GC)
69.2-2-21	2588	School	General Commercial District (GC)
79.-1-12	923	Centerline	General Commercial District (GC)
79.-1-13.1	933	Centerline	General Commercial District (GC)
79.-1-13.2		Centerline	General Commercial District (GC)
79.-1-14	991	Centerline	General Commercial District (GC)
79.-1-33.1	1355	Centerline	General Commercial District (GC)
79.-1-34.11	1355	Centerline	General Commercial District (GC)
79.-1-34.121	1381	Centerline	General Commercial District (GC)
79.-1-35	1380	Centerline	General Commercial District (GC)
79.-1-39.212		Route 77	General Commercial District (GC)
79.-1-39.22	3020	Route 77	General Commercial District (GC)
79.-1-40	1340	Centerline	General Commercial District (GC)
79.-1-47.11	1010	Centerline	General Commercial District (GC)
79.-1-48.112	1006	Centerline	General Commercial District (GC)
79.-1-49	996	Centerline	General Commercial District (GC)
79.-1-50	998	Centerline	General Commercial District (GC)
79.-1-51	982	Centerline	General Commercial District (GC)
79.-1-59	3006	Bartz	General Commercial District (GC)
79.-1-68			General Commercial District (GC)
79.-1-69			General Commercial District (GC)
80.-1-2.1	1431	Centerline	General Commercial District (GC)
80.-1-27.1	3175	Route 77	General Commercial District (GC)
80.-1-29		Centerline	General Commercial District (GC)
80.-1-3.1		Centerline	General Commercial District (GC)
90.-1-29	453	Factory	General Commercial District (GC)
90.-1-32.21	398B	Factory	General Commercial District (GC)
90.-1-32.22		Factory	General Commercial District (GC)
90.-1-33	425	Factory	General Commercial District (GC)
90.-1-36.111	3682	Route 78	General Commercial District (GC)
90.-1-36.12	3644	Route 78	General Commercial District (GC)
90.-1-36.2	415	Factory	General Commercial District (GC)
90.-1-37	3678	Route 78	General Commercial District (GC)
90.-1-39	3672	Route 78	General Commercial District (GC)
90.-1-53.112	3631	Route 78	General Commercial District (GC)
90.-1-53.12	3635	Route 78	General Commercial District (GC)
90.-1-54	3679	Route 78	General Commercial District (GC)
90.-1-57		Factory	General Commercial District (GC)
90.-1-61	3673	Route 78	General Commercial District (GC)
90.-1-62		Route 78	General Commercial District (GC)
90.4-1-1	3687	Route 78	General Commercial District (GC)
91.-1-19	3746	Route 77	General Commercial District (GC)
92.-1-41	1509	Perry	General Commercial District (GC)
92.-1-44.111	1450	Perry	General Commercial District (GC)
92.-1-44.112		Perry	General Commercial District (GC)
92.-1-44.12	1462	Perry	General Commercial District (GC)
92.-1-44.21	1434	Perry	General Commercial District (GC)
92.-1-45		Perry	General Commercial District (GC)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
92.-1-46		Route 78	General Commercial District (GC)
92.-1-47.111		Route 77	General Commercial District (GC)
92.-1-47.21	1461	Perry	General Commercial District (GC)
102.2-1-1.1		Route 78	Hamlet Commercial District (HC)
102.2-1-1.2	3842	Route 78	Hamlet Commercial District (HC)
102.2-1-10	3888	Route 78	Hamlet Commercial District (HC)
102.2-1-11	3900	Route 78	Hamlet Commercial District (HC)
102.2-1-12	3906	Route 78	Hamlet Commercial District (HC)
102.2-1-13.1	3926	Route 78	Hamlet Commercial District (HC)
102.2-1-13.2		Route 78	Hamlet Commercial District (HC)
102.2-1-14	3934	Route 78	Hamlet Commercial District (HC)
102.2-1-15	539	Sanders Hill	Hamlet Commercial District (HC)
102.2-1-16.11	535	Sanders Hill	Hamlet Commercial District (HC)
102.2-1-17	538	Sanders Hill	Hamlet Commercial District (HC)
102.2-1-18	3954	Route 78	Hamlet Commercial District (HC)
102.2-1-19	3958	Route 78	Hamlet Commercial District (HC)
102.2-1-2	3848	Sunset	Hamlet Commercial District (HC)
102.2-1-20	3960	Route 78	Hamlet Commercial District (HC)
102.2-1-21.1	3974	Route 78	Hamlet Commercial District (HC)
102.2-1-22.1		Route 78	Hamlet Commercial District (HC)
102.2-1-22.21	3978	Route 78	Hamlet Commercial District (HC)
102.2-1-23	3984	Route 78	Hamlet Commercial District (HC)
102.2-1-24.2	3988	Route 78	Hamlet Commercial District (HC)
102.2-1-25.1	3992	Route 78	Hamlet Commercial District (HC)
102.2-1-26		Sanders Hill	Hamlet Commercial District (HC)
102.2-1-28	3918	Route 78	Hamlet Commercial District (HC)
102.2-1-29	510	Bambi	Hamlet Commercial District (HC)
102.2-1-3	3850-3860	Route 78	Hamlet Commercial District (HC)
102.2-1-4	518	Bambi	Hamlet Commercial District (HC)
102.2-1-5	520	Bambi	Hamlet Commercial District (HC)
102.2-1-6	3868	Route 78	Hamlet Commercial District (HC)
102.2-1-7		Route 78	Hamlet Commercial District (HC)
102.2-1-8	3880	Route 78	Hamlet Commercial District (HC)
102.2-1-9	3886	Route 78	Hamlet Commercial District (HC)
102.2-2-1	3825	Route 78	Hamlet Commercial District (HC)
102.2-2-10.2	3877	Route 78	Hamlet Commercial District (HC)
102.2-2-11	3885	Route 78	Hamlet Commercial District (HC)
102.2-2-12	3887	Route 78	Hamlet Commercial District (HC)
102.2-2-13	3893	Route 78	Hamlet Commercial District (HC)
102.2-2-14	3899	Route 78	Hamlet Commercial District (HC)
102.2-2-15	3903	Route 78	Hamlet Commercial District (HC)
102.2-2-16	3909	Route 78	Hamlet Commercial District (HC)
102.2-2-18		Route 78	Hamlet Commercial District (HC)
102.2-2-19	3919	Route 78	Hamlet Commercial District (HC)
102.2-2-2	3827	Route 78	Hamlet Commercial District (HC)
102.2-2-20	3925	Route 78	Hamlet Commercial District (HC)
102.2-2-21	3929	Route 78	Hamlet Commercial District (HC)
102.2-2-22	3933	Route 78	Hamlet Commercial District (HC)
102.2-2-24.1	3965	Route 78	Hamlet Commercial District (HC)
102.2-2-25	3973	Route 78	Hamlet Commercial District (HC)
102.2-2-26	3983	Route 78	Hamlet Commercial District (HC)
102.2-2-27	3989	Route 78	Hamlet Commercial District (HC)
102.2-2-29.1		Route 78	Hamlet Commercial District (HC)
102.2-2-29.2	3921	Route 78	Hamlet Commercial District (HC)
102.2-2-3	3831	Route 78	Hamlet Commercial District (HC)
102.2-2-30.121	3877 B	Route 78	Hamlet Commercial District (HC)
102.2-2-31	3837	Main	Hamlet Commercial District (HC)
102.2-2-32.1	3877 C	Route 78	Hamlet Commercial District (HC)
102.2-2-33		Route 78	Hamlet Commercial District (HC)
102.2-2-4	3843	Route 78	Hamlet Commercial District (HC)
102.2-2-5	3849	Route 78	Hamlet Commercial District (HC)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
102.2-2-6	3851	Route 78	Hamlet Commercial District (HC)
102.2-2-7	3859	Route 78	Hamlet Commercial District (HC)
102.2-2-8	3863	Route 78	Hamlet Commercial District (HC)
102.2-2-9	3871	Route 78	Hamlet Commercial District (HC)
57.-2-39.11	2219	Route 98	Hamlet Commercial District (HC)
57.-2-39.21		Route 98	Hamlet Commercial District (HC)
57.-2-40	2231	Route 98	Hamlet Commercial District (HC)
57.-2-41	2245	Route 98	Hamlet Commercial District (HC)
57.-2-42	2253	Route 98	Hamlet Commercial District (HC)
57.-2-43	2261	Route 98	Hamlet Commercial District (HC)
57.-2-44	2276	Route 98	Hamlet Commercial District (HC)
57.-2-45.1	2234	Route 98	Hamlet Commercial District (HC)
57.-2-46.1	2369	Route 20A	Hamlet Commercial District (HC)
57.-2-46.2	2402	Old State	Hamlet Commercial District (HC)
69.-1-14.1	2412	Route 20A	Hamlet Commercial District (HC)
69.-1-15	2418	Route 20A	Hamlet Commercial District (HC)
69.-1-16.2	2426	Route 20A	Hamlet Commercial District (HC)
69.-1-18.2		Creek	Hamlet Commercial District (HC)
69.2-1-10	2277	Route 98	Hamlet Commercial District (HC)
69.2-1-11	2281	Route 98	Hamlet Commercial District (HC)
69.2-1-12	2287	Route 98	Hamlet Commercial District (HC)
69.2-1-14	2291	Route 98	Hamlet Commercial District (HC)
69.2-1-15	2295	Route 98	Hamlet Commercial District (HC)
69.2-1-16.1		Route 98	Hamlet Commercial District (HC)
69.2-1-16.2	2303	Route 98	Hamlet Commercial District (HC)
69.2-1-2.11	2322	Route 98	Hamlet Commercial District (HC)
69.2-1-22	2559	School	Hamlet Commercial District (HC)
69.2-1-23	2311	Route 98	Hamlet Commercial District (HC)
69.2-1-24	2329	Route 98	Hamlet Commercial District (HC)
69.2-1-25	2338	Route 98	Hamlet Commercial District (HC)
69.2-1-26	2342	Route 98	Hamlet Commercial District (HC)
69.2-1-27.11	2346	Route 98	Hamlet Commercial District (HC)
69.2-1-28.1	2348	Route 98	Hamlet Commercial District (HC)
69.2-1-29.1	2352	Route 98	Hamlet Commercial District (HC)
69.2-1-3	2314	Route 98	Hamlet Commercial District (HC)
69.2-1-30	2360	Route 98	Hamlet Commercial District (HC)
69.2-1-31	2459	Route 20A	Hamlet Commercial District (HC)
69.2-1-32	2445	Route 20A	Hamlet Commercial District (HC)
69.2-1-34.1	2443	Route 20A	Hamlet Commercial District (HC)
69.2-1-35.2	2439	Route 20A	Hamlet Commercial District (HC)
69.2-1-36	2435	Route 20A	Hamlet Commercial District (HC)
69.2-1-37.1	2433	Route 20A	Hamlet Commercial District (HC)
69.2-1-4	2306	Route 98	Hamlet Commercial District (HC)
69.2-1-5	2302	Route 98	Hamlet Commercial District (HC)
69.2-1-6.11		Route 98	Hamlet Commercial District (HC)
69.2-1-6.12	2298	Route 98	Hamlet Commercial District (HC)
69.2-1-7.1	2296	Route 98	Hamlet Commercial District (HC)
69.2-1-8	2290	Route 98	Hamlet Commercial District (HC)
69.2-1-9	2273	Route 98	Hamlet Commercial District (HC)
69.2-2-1	2583	Route 20A	Hamlet Commercial District (HC)
69.2-2-10	2477	Route 20A	Hamlet Commercial District (HC)
69.2-2-11	2463	Route 20A	Hamlet Commercial District (HC)
69.2-2-12	2465	Route 20A	Hamlet Commercial District (HC)
69.2-2-13	2463	Route 20A	Hamlet Commercial District (HC)
69.2-2-14	2361	Route 98	Hamlet Commercial District (HC)
69.2-2-15	2345	Route 98	Hamlet Commercial District (HC)
69.2-2-16.11	2341	Route 98	Hamlet Commercial District (HC)
69.2-2-17.11	2335	Route 98	Hamlet Commercial District (HC)
69.2-2-18.1	2550	School	Hamlet Commercial District (HC)
69.2-2-19.2	2558	School	Hamlet Commercial District (HC)
69.2-2-2	2521	Route 20A	Hamlet Commercial District (HC)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
69.2-2-20	2560	School	Hamlet Commercial District (HC)
69.2-2-21	2588	School	Hamlet Commercial District (HC)
69.2-2-22	2349	Route 98	Hamlet Commercial District (HC)
69.2-2-23	2359	Route 98	Hamlet Commercial District (HC)
69.2-2-24		Route 20A	Hamlet Commercial District (HC)
69.2-2-25.1	2499	Route 20A	Hamlet Commercial District (HC)
69.2-2-25.2		Route 20A	Hamlet Commercial District (HC)
69.2-2-3	2515	Route 20A	Hamlet Commercial District (HC)
69.2-2-4	2509	Route 20A	Hamlet Commercial District (HC)
69.2-2-5	2503	Route 20A	Hamlet Commercial District (HC)
69.2-2-6	2497	Route 20A	Hamlet Commercial District (HC)
69.2-2-7		Route 20A	Hamlet Commercial District (HC)
69.2-2-8	2489	Route 20A	Hamlet Commercial District (HC)
69.2-2-9	2479	Route 20A	Hamlet Commercial District (HC)
69.2-3-1.2	2602	Route 20A	Hamlet Commercial District (HC)
69.2-3-10.1	2490	Route 20A	Hamlet Commercial District (HC)
69.2-3-11	2486	Route 20A	Hamlet Commercial District (HC)
69.2-3-12.12		Route 20A	Hamlet Commercial District (HC)
69.2-3-13.1	2480	Route 20A	Hamlet Commercial District (HC)
69.2-3-14.11		Route 20A	Hamlet Commercial District (HC)
69.2-3-15.1	2446	Route 20A	Hamlet Commercial District (HC)
69.2-3-16		Route 20A	Hamlet Commercial District (HC)
69.2-3-18	2450	Route 20A	Hamlet Commercial District (HC)
69.2-3-19	2448	Route 20A	Hamlet Commercial District (HC)
69.2-3-2	2568	Route 20A	Hamlet Commercial District (HC)
69.2-3-20	2444	Route 20A	Hamlet Commercial District (HC)
69.2-3-21		Route 20A	Hamlet Commercial District (HC)
69.2-3-22	2438	Route 20A	Hamlet Commercial District (HC)
69.2-3-3	2533	Creek	Hamlet Commercial District (HC)
69.2-3-4.11	2534	Creek	Hamlet Commercial District (HC)
69.2-3-4.12		Creek	Hamlet Commercial District (HC)
69.2-3-4.2		Creek	Hamlet Commercial District (HC)
69.2-3-5	2524	Creek	Hamlet Commercial District (HC)
69.2-3-6	2520	Route 20A	Hamlet Commercial District (HC)
69.2-3-7	2514	Route 20A	Hamlet Commercial District (HC)
69.2-3-8	2506	Route 20A	Hamlet Commercial District (HC)
69.2-3-9	2496	Route 20A	Hamlet Commercial District (HC)
81.-1-19.11		Centerline	Hamlet Commercial District (HC)
81.-1-19.2	2908	Route 98	Hamlet Commercial District (HC)
81.-1-19.31		Route 98	Hamlet Commercial District (HC)
81.-1-20.1	2511	Centerline	Hamlet Commercial District (HC)
81.-1-21.1		Route 98	Hamlet Commercial District (HC)
81.-1-22	2956	Route 98	Hamlet Commercial District (HC)
81.-1-23	2966	Route 98	Hamlet Commercial District (HC)
81.-1-24	2972	Route 98	Hamlet Commercial District (HC)
81.-1-25		Route 98	Hamlet Commercial District (HC)
81.-1-26	2531	Centerline	Hamlet Commercial District (HC)
81.-1-27		Route 98	Hamlet Commercial District (HC)
81.-1-28	3008	Route 98	Hamlet Commercial District (HC)
81.-1-29	2530	Centerline	Hamlet Commercial District (HC)
81.-1-30		Centerline	Hamlet Commercial District (HC)
81.-1-31	2510	Centerline	Hamlet Commercial District (HC)
81.-1-32	3016	Route 98	Hamlet Commercial District (HC)
81.-1-33	3018	Route 98	Hamlet Commercial District (HC)
81.-1-34	3020	Route 98	Hamlet Commercial District (HC)
81.-1-35	3010	Route 98	Hamlet Commercial District (HC)
81.-1-36		Route 98	Hamlet Commercial District (HC)
81.-1-37		Route 98	Hamlet Commercial District (HC)
81.-1-38	3036	Route 98	Hamlet Commercial District (HC)
81.-1-39	3042	Route 98	Hamlet Commercial District (HC)
81.-1-40.1		Route 98	Hamlet Commercial District (HC)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
81.-1-40.2	3048	Route 98	Hamlet Commercial District (HC)
81.-1-41	3064	Route 98	Hamlet Commercial District (HC)
81.-1-42	3070	Route 98	Hamlet Commercial District (HC)
81.-1-43	3055	Route 98	Hamlet Commercial District (HC)
81.-1-44	3031	Route 98	Hamlet Commercial District (HC)
81.-1-45	3025	Route 98	Hamlet Commercial District (HC)
81.-1-46	3021	Route 98	Hamlet Commercial District (HC)
81.-1-47	3017	Route 98	Hamlet Commercial District (HC)
81.-1-48	3011	Route 98	Hamlet Commercial District (HC)
81.-1-49		Route 98	Hamlet Commercial District (HC)
81.-1-50	2985	Route 98	Hamlet Commercial District (HC)
81.-1-52		Route 98	Hamlet Commercial District (HC)
81.-2-13.1		Route 98	Hamlet Commercial District (HC)
90.-1-22.112	3638	Dutch Hollow	Hamlet Commercial District (HC)
90.-1-26.2	563	Perry	Hamlet Commercial District (HC)
90.-1-27.11	479	Factory	Hamlet Commercial District (HC)
90.-1-27.121		Factory	Hamlet Commercial District (HC)
90.-1-27.122		Factory	Hamlet Commercial District (HC)
90.-1-27.2	509	Factory	Hamlet Commercial District (HC)
90.-1-28	3700	Route 78	Hamlet Commercial District (HC)
90.-1-30	463	Factory	Hamlet Commercial District (HC)
90.-1-31	472	Factory	Hamlet Commercial District (HC)
90.-1-55.112		Factory	Hamlet Commercial District (HC)
90.-1-56	508	Bambi	Hamlet Commercial District (HC)
90.-1-58.1	505	Bambi	Hamlet Commercial District (HC)
90.-1-59	3639	Dutch Hollow	Hamlet Commercial District (HC)
90.4-1-10.21	517	Factory	Hamlet Commercial District (HC)
90.4-1-11	3758	Route 78	Hamlet Commercial District (HC)
90.4-1-12	516	Factory	Hamlet Commercial District (HC)
90.4-1-13.1	3764	Route 78	Hamlet Commercial District (HC)
90.4-1-14.1	3770	Route 78	Hamlet Commercial District (HC)
90.4-1-15	510	Factory	Hamlet Commercial District (HC)
90.4-1-16	498	Factory	Hamlet Commercial District (HC)
90.4-1-17	494	Factory	Hamlet Commercial District (HC)
90.4-1-18.1	488	Factory	Hamlet Commercial District (HC)
90.4-1-19	480	Factory	Hamlet Commercial District (HC)
90.4-1-2	3701	Route 78	Hamlet Commercial District (HC)
90.4-1-20	476	Factory	Hamlet Commercial District (HC)
90.4-1-21.11	3774	Route 78	Hamlet Commercial District (HC)
90.4-1-21.12	3778	Route 78	Hamlet Commercial District (HC)
90.4-1-21.21		Factory	Hamlet Commercial District (HC)
90.4-1-22	495	Meadow	Hamlet Commercial District (HC)
90.4-1-23	503	Meadow	Hamlet Commercial District (HC)
90.4-1-24	511	Meadow	Hamlet Commercial District (HC)
90.4-1-25	517	Meadow	Hamlet Commercial District (HC)
90.4-1-26	523	Meadow	Hamlet Commercial District (HC)
90.4-1-27.1	527	Meadow	Hamlet Commercial District (HC)
90.4-1-28.1	3784	Route 78	Hamlet Commercial District (HC)
90.4-1-29	3800	Route 78	Hamlet Commercial District (HC)
90.4-1-3	3703-3721	Route 78	Hamlet Commercial District (HC)
90.4-1-30	526	Meadow	Hamlet Commercial District (HC)
90.4-1-31	3810	Route 78	Hamlet Commercial District (HC)
90.4-1-32	3814	Route 78	Hamlet Commercial District (HC)
90.4-1-33.1	3820	Route 78	Hamlet Commercial District (HC)
90.4-1-34.1	3821	Sunset	Hamlet Commercial District (HC)
90.4-1-37	3828	Route 78	Hamlet Commercial District (HC)
90.4-1-38	3831	Sunset	Hamlet Commercial District (HC)
90.4-1-39	3834	Route 78	Hamlet Commercial District (HC)
90.4-1-4	3726	Route 78	Hamlet Commercial District (HC)
90.4-1-40	3840	Route 78	Hamlet Commercial District (HC)
90.4-1-41	3839	Sunset	Hamlet Commercial District (HC)



C_PRINT	OC_ST_NB	LOC_ST_NAM	District
90.4-1-42	3840	Sunset	Hamlet Commercial District (HC)
90.4-1-43	3838	Sunset	Hamlet Commercial District (HC)
90.4-1-44	3828	Sunset	Hamlet Commercial District (HC)
90.4-1-45	3820	Sunset	Hamlet Commercial District (HC)
90.4-1-46	518	Meadow	Hamlet Commercial District (HC)
90.4-1-47	510	Meadow	Hamlet Commercial District (HC)
90.4-1-48	504	Meadow	Hamlet Commercial District (HC)
90.4-1-49.1	500	Meadow	Hamlet Commercial District (HC)
90.4-1-5		Route 78	Hamlet Commercial District (HC)
90.4-1-6.1	3723	Route 78	Hamlet Commercial District (HC)
90.4-1-6.2	3725	Route 78	Hamlet Commercial District (HC)
90.4-1-7	3650	Dutch Hollow	Hamlet Commercial District (HC)
90.4-1-8	3660	Dutch Hollow	Hamlet Commercial District (HC)
90.4-1-9	3737	Route 78	Hamlet Commercial District (HC)
90.4-2-1	3667	Dutch Hollow	Hamlet Commercial District (HC)
90.4-2-10		Perry	Hamlet Commercial District (HC)
90.4-2-11	3759	Route 78	Hamlet Commercial District (HC)
90.4-2-13	3769	Route 78	Hamlet Commercial District (HC)
90.4-2-14.1	3773	Route 78	Hamlet Commercial District (HC)
90.4-2-15	3779	Route 78	Hamlet Commercial District (HC)
90.4-2-16	3783	Route 78	Hamlet Commercial District (HC)
90.4-2-17.11	3795	Route 78	Hamlet Commercial District (HC)
90.4-2-17.21	574	Brookledge	Hamlet Commercial District (HC)
90.4-2-17.22	580	Brookledge	Hamlet Commercial District (HC)
90.4-2-17.23	584	Brookledge	Hamlet Commercial District (HC)
90.4-2-18	3803	Route 78	Hamlet Commercial District (HC)
90.4-2-19	3815	Route 78	Hamlet Commercial District (HC)
90.4-2-2	3681	Dutch Hollow	Hamlet Commercial District (HC)
90.4-2-20		Woodland	Hamlet Commercial District (HC)
90.4-2-21.1	3830	Marie	Hamlet Commercial District (HC)
90.4-2-22.1		Route 78	Hamlet Commercial District (HC)
90.4-2-22.2		Route 78	Hamlet Commercial District (HC)
90.4-2-23	3833	Marie	Hamlet Commercial District (HC)
90.4-2-24	2	Marie	Hamlet Commercial District (HC)
90.4-2-25.1	601	Brookledge	Hamlet Commercial District (HC)
90.4-2-25.2	600	Brookledge	Hamlet Commercial District (HC)
90.4-2-26.11	4023	Marie	Hamlet Commercial District (HC)
90.4-2-26.12		Brookledge	Hamlet Commercial District (HC)
90.4-2-26.2	555	Brookledge	Hamlet Commercial District (HC)
90.4-2-3	3691	Dutch Hollow	Hamlet Commercial District (HC)
90.4-2-4	3697	Dutch Hollow	Hamlet Commercial District (HC)
90.4-2-5	3705	Dutch Hollow	Hamlet Commercial District (HC)
90.4-2-6	3749	Route 78	Hamlet Commercial District (HC)
90.4-2-7	549	Perry	Hamlet Commercial District (HC)
90.4-2-8	557	Perry	Hamlet Commercial District (HC)
90.4-2-9	3751	Route 78	Hamlet Commercial District (HC)
104.-1-18.11	1830	Perry	Light Industrial District (LI)
104.-1-19.1	1868	Perry	Light Industrial District (LI)
104.-1-20.1	1891	Perry	Light Industrial District (LI)
104.-1-20.211	1855	Perry	Light Industrial District (LI)
104.-1-20.22		Perry	Light Industrial District (LI)
66.-1-7.1	376	Route 20A	Light Industrial District (LI)
66.-1-8.1	430	Route 20A	Light Industrial District (LI)
66.-1-8.2	434	Route 20A	Light Industrial District (LI)
66.-1-8.3	430	Route 20A	Light Industrial District (LI)
66.-1-9	456	Route 20A	Light Industrial District (LI)
90.-1-10.1	3422	Dutch Hollow	Light Industrial District (LI)
90.-1-16.22	3457	Dutch Hollow	Light Industrial District (LI)
92.-1-17.1	1802	Perry	Light Industrial District (LI)
92.-1-21.1	1830	Perry	Light Industrial District (LI)
92.-1-56		Perry	Light Industrial District (LI)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
102.-1-10	513	Sanders Hill	Low Density District (LD)
102.-1-11	505	Sanders Hill	Low Density District (LD)
102.-1-12		Sanders Hill	Low Density District (LD)
102.-1-15.1	3932	Lefort	Low Density District (LD)
102.-1-15.2	3971	Lefort	Low Density District (LD)
102.-1-16	3949	Lefort	Low Density District (LD)
102.-1-5.11	3894	Lefort	Low Density District (LD)
102.-1-7.122	3970	Lefort	Low Density District (LD)
102.-1-8.1		Sanders Hill	Low Density District (LD)
102.-1-8.2	511	Sanders Hill	Low Density District (LD)
102.-1-8.3	398	Factory	Low Density District (LD)
102.-1-9.1	515	Sanders Hill	Low Density District (LD)
102.-1-9.2	517	Sanders Hill	Low Density District (LD)
102.-2-1	746	Perry	Low Density District (LD)
102.2-1-16.11	535	Sanders Hill	Low Density District (LD)
102.2-1-27	514	Sanders Hill	Low Density District (LD)
102.2-1-28	3918	Route 78	Low Density District (LD)
102.-2-2		Route 78	Low Density District (LD)
102.2-2-13	3893	Route 78	Low Density District (LD)
102.2-2-14	3899	Route 78	Low Density District (LD)
102.2-2-28	3997	Route 78	Low Density District (LD)
102.2-2-29.1		Route 78	Low Density District (LD)
102.2-2-30.121	3877 B	Route 78	Low Density District (LD)
102.2-2-31	3837	Main	Low Density District (LD)
102.2-2-32.1	3877 C	Route 78	Low Density District (LD)
102.2-2-32.2		Route 78	Low Density District (LD)
102.2-2-33		Route 78	Low Density District (LD)
102.-2-3		Perry	Low Density District (LD)
103.-1-1.1	757	Minkel	Low Density District (LD)
103.-1-10.1		Perry	Low Density District (LD)
103.-1-11.1	1036	Perry	Low Density District (LD)
103.-1-12.1		Perry	Low Density District (LD)
103.-1-12.2	1070	Perry	Low Density District (LD)
103.-1-13.1	1100	Perry	Low Density District (LD)
103.-1-13.2		Perry	Low Density District (LD)
103.-1-14		Route 77	Low Density District (LD)
103.-1-17.1		Route 77	Low Density District (LD)
103.-1-17.2	3818	Route 77	Low Density District (LD)
103.-1-18	3858	Route 77	Low Density District (LD)
103.-1-19	3880	Route 77	Low Density District (LD)
103.-1-2	774	Perry	Low Density District (LD)
103.-1-20		Route 77	Low Density District (LD)
103.-1-21.1		Route 77	Low Density District (LD)
103.-1-21.2	1341	Minkel	Low Density District (LD)
103.-1-22		Minkel	Low Density District (LD)
103.-1-23.1	1227	Minkel	Low Density District (LD)
103.-1-23.2	1221	Minkel	Low Density District (LD)
103.-1-24.1	1169	Minkel	Low Density District (LD)
103.-1-24.2	1185	Minkel	Low Density District (LD)
103.-1-25	1145	Minkel	Low Density District (LD)
103.-1-26	3909	Nancy	Low Density District (LD)
103.-1-27	3955	Nancy	Low Density District (LD)
103.-1-28	3957	Nancy	Low Density District (LD)
103.-1-29	3975	Nancy	Low Density District (LD)
103.-1-3.112		Minkel	Low Density District (LD)
103.-1-3.2	727	Minkel	Low Density District (LD)
103.-1-30	1131	Minkel	Low Density District (LD)
103.-1-31	1125	Minkel	Low Density District (LD)
103.-1-32	3993	Nancy	Low Density District (LD)
103.-1-33	1099	Minkel	Low Density District (LD)
103.-1-34		Nancy	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
103.-1-35	3980	Nancy	Low Density District (LD)
103.-1-36	3964	Nancy	Low Density District (LD)
103.-1-37	3956	Nancy	Low Density District (LD)
103.-1-38		Hammer	Low Density District (LD)
103.-1-39		Bartz	Low Density District (LD)
103.-1-4.11	874	Perry	Low Density District (LD)
103.-1-4.12		Perry	Low Density District (LD)
103.-1-4.13		Perry	Low Density District (LD)
103.-1-4.2		Perry	Low Density District (LD)
103.-1-40.112		Minkel	Low Density District (LD)
103.-1-40.12	855	Minkel	Low Density District (LD)
103.-1-40.2	925	Minkel	Low Density District (LD)
103.-1-41	835	Minkel	Low Density District (LD)
103.-1-42.1	825	Minkel	Low Density District (LD)
103.-1-43.111		Minkel	Low Density District (LD)
103.-1-43.121		Bartz	Low Density District (LD)
103.-1-44	3909	Bartz	Low Density District (LD)
103.-1-45	3895	Bartz	Low Density District (LD)
103.-1-46		Minkel	Low Density District (LD)
103.-1-47.1	893	Minkel	Low Density District (LD)
103.-1-48.1	812	Perry	Low Density District (LD)
103.-1-48.2		Perry	Low Density District (LD)
103.-1-49		Perry	Low Density District (LD)
103.-1-5		Bartz	Low Density District (LD)
103.-1-6.1		Perry	Low Density District (LD)
103.-1-6.2		Perry	Low Density District (LD)
103.-1-7	3745	Bartz	Low Density District (LD)
103.-1-8.1	1000	Perry	Low Density District (LD)
103.-1-8.2	3855	Bartz	Low Density District (LD)
103.-1-9	3877	Bartz	Low Density District (LD)
104.-1-1.1	1514	Perry	Low Density District (LD)
104.-1-1.2		Minkel	Low Density District (LD)
104.-1-13.1	1525	Minkel	Low Density District (LD)
104.-1-14.12	3928	Humbert	Low Density District (LD)
104.-1-14.211	3898	Humbert	Low Density District (LD)
104.-1-14.212	3878	Humbert	Low Density District (LD)
104.-1-14.22	3844	Humbert	Low Density District (LD)
104.-1-15	3937	Humbert	Low Density District (LD)
104.-1-16		Humbert	Low Density District (LD)
104.-1-20.211	1855	Perry	Low Density District (LD)
104.-1-21	1557	Minkel	Low Density District (LD)
104.-1-22	3956	Humbert	Low Density District (LD)
104.-1-6.1	1505	Minkel	Low Density District (LD)
104.-1-7		Minkel	Low Density District (LD)
104.-1-8.1	1505	Minkel	Low Density District (LD)
105.-1-1.1		Route 98	Low Density District (LD)
105.-1-1.2	3876	Route 98	Low Density District (LD)
105.-1-2		Route 98	Low Density District (LD)
105.-1-3.1	3919	Route 98	Low Density District (LD)
105.-1-4.1		Route 98	Low Density District (LD)
105.-1-5.1	3939	Route 98	Low Density District (LD)
105.-1-5.2		Route 98	Low Density District (LD)
105.-1-6		Royce	Low Density District (LD)
105.-1-7.1	3932	Royce	Low Density District (LD)
105.-1-7.2		Royce	Low Density District (LD)
54.-2-1.11	327	Route 20A	Low Density District (LD)
54.-2-1.12		Route 20A	Low Density District (LD)
54.-2-1.2	301	Route 20A	Low Density District (LD)
54.-2-10.11	761	Route 20A	Low Density District (LD)
54.-2-10.2	733	Route 20A	Low Density District (LD)
54.-2-10.3	725	Route 20A	Low Density District (LD)



C_PRINT	OC_ST_NB	LOC_ST_NAM	District
54.-2-11	751	Route 20A	Low Density District (LD)
54.-2-12	705	Route 20A	Low Density District (LD)
54.-2-13	667	Route 20A	Low Density District (LD)
54.-2-14	2009	Folsomdale	Low Density District (LD)
54.-2-19.1	611	Route 20A	Low Density District (LD)
54.-2-2		Route 20A	Low Density District (LD)
54.-2-20		Route 20A	Low Density District (LD)
54.-2-21	435	Route 20A	Low Density District (LD)
54.-2-22	429	Route 20A	Low Density District (LD)
54.-2-23	375	Route 20A	Low Density District (LD)
54.-2-24		Route 20A	Low Density District (LD)
54.-2-25	351	Route 20A	Low Density District (LD)
54.-2-26.1		Route 20A	Low Density District (LD)
54.-2-27.1	345	Route 20A	Low Density District (LD)
54.-2-28	333	Route 20A	Low Density District (LD)
54.-2-29	325	Route 20A	Low Density District (LD)
54.-2-3		Route 20A	Low Density District (LD)
54.-2-4	505	Route 20A	Low Density District (LD)
54.-2-6.11		Folsomdale	Low Density District (LD)
54.-2-6.12	2034	Folsomdale	Low Density District (LD)
54.-2-7	2044	Folsomdale	Low Density District (LD)
54.-2-8	2096	Folsomdale	Low Density District (LD)
54.-2-9.2		Route 20A	Low Density District (LD)
55.-2-1	793	Route 20A	Low Density District (LD)
55.-2-10	1075	Route 20A	Low Density District (LD)
55.-2-11.1	1141	Route 20A	Low Density District (LD)
55.-2-11.2		Route 20A	Low Density District (LD)
55.-2-12.1		Route 20A	Low Density District (LD)
55.-2-12.2	1207	Route 20A	Low Density District (LD)
55.-2-13		Route 20A	Low Density District (LD)
55.-2-14.11	1379	Route 20A	Low Density District (LD)
55.-2-14.12		Route 77	Low Density District (LD)
55.-2-14.2		Route 77	Low Density District (LD)
55.-2-15		Route 77	Low Density District (LD)
55.-2-2.1		Route 20A	Low Density District (LD)
55.-2-2.2	763	Route 20A	Low Density District (LD)
55.-2-2.3	783	Route 20A	Low Density District (LD)
55.-2-3	763	Route 20A	Low Density District (LD)
55.-2-4.11		Route 20A	Low Density District (LD)
55.-2-4.12	811	Route 20A	Low Density District (LD)
55.-2-4.2	821	Route 20A	Low Density District (LD)
55.-2-5	853	Route 20A	Low Density District (LD)
55.-2-6	835	Route 20A	Low Density District (LD)
55.-2-7.1		Burrough	Low Density District (LD)
55.-2-7.211		Route 20A	Low Density District (LD)
55.-2-7.212		Route 20A	Low Density District (LD)
55.-2-7.22	911	Route 20A	Low Density District (LD)
55.-2-7.31		Route 20A	Low Density District (LD)
55.-2-7.32	900	Route 20A	Low Density District (LD)
55.-2-8.1	2079	Burrough	Low Density District (LD)
55.-2-8.2		Burrough	Low Density District (LD)
55.-2-9	1051	Route 20A	Low Density District (LD)
56.-2-1		Route 77	Low Density District (LD)
56.-2-10	1585	Route 20A	Low Density District (LD)
56.-2-11.11	1623	Route 20A	Low Density District (LD)
56.-2-13	1628	Vogel	Low Density District (LD)
56.-2-14	1636	Vogel	Low Density District (LD)
56.-2-15.1		Vogel	Low Density District (LD)
56.-2-15.2	1659	Vogel	Low Density District (LD)
56.-2-16	1683	Route 20A	Low Density District (LD)
56.-2-17.2		Route 20A	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
56.-2-18.1	1713	Route 20A	Low Density District (LD)
56.-2-18.2		Route 20A	Low Density District (LD)
56.-2-19.11		French	Low Density District (LD)
56.-2-19.12	2018	French	Low Density District (LD)
56.-2-19.2	2008	French	Low Density District (LD)
56.-2-20.11		Route 20A	Low Density District (LD)
56.-2-20.12		Route 20A	Low Density District (LD)
56.-2-20.2	1857	Route 20A	Low Density District (LD)
56.-2-21.111	2147	French	Low Density District (LD)
56.-2-21.12	2157	French	Low Density District (LD)
56.-2-21.2	2027	French	Low Density District (LD)
56.-2-21.3	2011	French	Low Density District (LD)
56.-2-22	2052	Route 20A	Low Density District (LD)
56.-2-24	2006	Route 20A	Low Density District (LD)
56.-2-25.11		Route 20A	Low Density District (LD)
56.-2-25.12	1928	Route 20A	Low Density District (LD)
56.-2-26	1907	Route 20A	Low Density District (LD)
56.-2-27		Route 20A	Low Density District (LD)
56.-2-28	1888	Route 20A	Low Density District (LD)
56.-2-29.11		Route 20A	Low Density District (LD)
56.-2-29.12		Route 20A	Low Density District (LD)
56.-2-29.2	1868	Route 20A	Low Density District (LD)
56.-2-3.12	2164	Route 77	Low Density District (LD)
56.-2-3.21	2026	Manley	Low Density District (LD)
56.-2-30.11	2357	Humphrey	Low Density District (LD)
56.-2-32	1795	Route 20A	Low Density District (LD)
56.-2-33.3		Route 20A	Low Density District (LD)
56.-2-33.4		Route 20A	Low Density District (LD)
56.-2-4.1	1477	Route 20A	Low Density District (LD)
56.-2-5.1		Manley	Low Density District (LD)
56.-2-5.2	2247	Manley	Low Density District (LD)
56.-2-6	1535	Route 20A	Low Density District (LD)
56.-2-7	1551	Route 20A	Low Density District (LD)
56.-2-8.11		Route 20A	Low Density District (LD)
56.-2-8.12		Route 20A	Low Density District (LD)
56.-2-8.21		Route 20A	Low Density District (LD)
56.-2-8.22		Route 20A	Low Density District (LD)
56.-2-9		Manley	Low Density District (LD)
57.-2-1	2113	Route 20A	Low Density District (LD)
57.-2-10.1	2173	Maxon	Low Density District (LD)
57.-2-11	2145	Route 20A	Low Density District (LD)
57.-2-12	2153	Route 20A	Low Density District (LD)
57.-2-13	2161	Route 20A	Low Density District (LD)
57.-2-14	2167	Route 20A	Low Density District (LD)
57.-2-15.1	2179	Route 20A	Low Density District (LD)
57.-2-19.11	2227	Route 20A	Low Density District (LD)
57.-2-19.12	2197	Route 20A	Low Density District (LD)
57.-2-19.13		Route 20A	Low Density District (LD)
57.-2-19.2	2253	Route 20A	Low Density District (LD)
57.-2-2.1		Route 20A	Low Density District (LD)
57.-2-2.2	2086	Maxon	Low Density District (LD)
57.-2-20		Route 20A	Low Density District (LD)
57.-2-21		Route 20A	Low Density District (LD)
57.-2-22	2257	Route 20A	Low Density District (LD)
57.-2-23.1	2267	Route 20A	Low Density District (LD)
57.-2-23.2	off	Route 20A	Low Density District (LD)
57.-2-24	2277	Route 20A	Low Density District (LD)
57.-2-26	2150	Route 98	Low Density District (LD)
57.-2-27.1		Route 98	Low Density District (LD)
57.-2-28.1		Route 98	Low Density District (LD)
57.-2-28.211	2040	Route 98	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
57.-2-28.221			Low Density District (LD)
57.-2-29	2011	Route 98	Low Density District (LD)
57.-2-3.1	2070	Maxon	Low Density District (LD)
57.-2-3.211	2026	Maxon	Low Density District (LD)
57.-2-3.212	2044	Maxon	Low Density District (LD)
57.-2-3.22	2016	Maxon	Low Density District (LD)
57.-2-30	2073	Route 98	Low Density District (LD)
57.-2-31	2125	Route 98	Low Density District (LD)
57.-2-32	2151	Route 98	Low Density District (LD)
57.-2-33	2168	Route 98	Low Density District (LD)
57.-2-34	2176	Route 98	Low Density District (LD)
57.-2-35.1	2179	Route 98	Low Density District (LD)
57.-2-35.2	2181	Route 98	Low Density District (LD)
57.-2-36.1		Route 98	Low Density District (LD)
57.-2-36.2	2169	Route 98	Low Density District (LD)
57.-2-37.1	2189	Route 98	Low Density District (LD)
57.-2-38	2199	Route 98	Low Density District (LD)
57.-2-39.21		Route 98	Low Density District (LD)
57.-2-4	2120	Maxon	Low Density District (LD)
57.-2-40	2231	Route 98	Low Density District (LD)
57.-2-41	2245	Route 98	Low Density District (LD)
57.-2-42	2253	Route 98	Low Density District (LD)
57.-2-43	2261	Route 98	Low Density District (LD)
57.-2-45.1	2234	Route 98	Low Density District (LD)
57.-2-46.1	2369	Route 20A	Low Density District (LD)
57.-2-47.1	2383	Old State	Low Density District (LD)
57.-2-47.21	2410	Route 20A	Low Density District (LD)
57.-2-48	2253	Old State	Low Density District (LD)
57.-2-49	2349	Old State	Low Density District (LD)
57.-2-5.1	2121	Maxon	Low Density District (LD)
57.-2-5.21	2089	Maxon	Low Density District (LD)
57.-2-5.22	2011	Maxon	Low Density District (LD)
57.-2-50	2311	Old State	Low Density District (LD)
57.-2-51		Route 20A	Low Density District (LD)
57.-2-52	2312	Maxon	Low Density District (LD)
57.-2-53	2284	Maxon	Low Density District (LD)
57.-2-54	2122	Route 20A	Low Density District (LD)
57.-2-55		Route 20A	Low Density District (LD)
57.-2-56	2204	Route 20A	Low Density District (LD)
57.-2-6.2	2139	Maxon	Low Density District (LD)
57.-2-7	2153	Maxon	Low Density District (LD)
66.-1-1		Bloecher	Low Density District (LD)
66.-1-10	470	Route 20A	Low Density District (LD)
66.-1-11.1	518	Route 20A	Low Density District (LD)
66.-1-11.2	594	Route 20A	Low Density District (LD)
66.-1-13.112		Dutch Hollow	Low Density District (LD)
66.-1-13.12	2421	Dutch Hollow	Low Density District (LD)
66.-1-13.13		Dutch Hollow	Low Density District (LD)
66.-1-14	672	Route 20A	Low Density District (LD)
66.-1-15.1		Route 20A	Low Density District (LD)
66.-1-15.2	666	Route 20A	Low Density District (LD)
66.-1-16	734	Route 20A	Low Density District (LD)
66.-1-17		Route 20A	Low Density District (LD)
66.-1-18.2		Dutch Hollow	Low Density District (LD)
66.-1-18.311	570	Bloecher	Low Density District (LD)
66.-1-18.312	2764	Dutch Hollow	Low Density District (LD)
66.-1-19.11	2708	Dutch Hollow	Low Density District (LD)
66.-1-19.12		Dutch Hollow	Low Density District (LD)
66.-1-19.2	853	Bloecher	Low Density District (LD)
66.-1-19.3	2662	Dutch Hollow	Low Density District (LD)
66.-1-2		Route 20A	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
66.-1-20		Dutch Hollow	Low Density District (LD)
66.-1-21.1	2560	Dutch Hollow	Low Density District (LD)
66.-1-21.2	2546	Dutch Hollow	Low Density District (LD)
66.-1-22		Dutch Hollow	Low Density District (LD)
66.-1-23	2636	Dutch Hollow	Low Density District (LD)
66.-1-24	555	Bloecher	Low Density District (LD)
66.-1-25.111	514	Bloecher	Low Density District (LD)
66.-1-25.112	526	Bloecher	Low Density District (LD)
66.-1-25.12	546	Bloecher	Low Density District (LD)
66.-1-25.2	512	Bloecher	Low Density District (LD)
66.-1-26.1	454	Bloecher	Low Density District (LD)
66.-1-27		Dutch Hollow	Low Density District (LD)
66.-1-28.1	533	Bloecher	Low Density District (LD)
66.-1-29.11		Bloecher	Low Density District (LD)
66.-1-29.12	515	Bloecher	Low Density District (LD)
66.-1-3.1	328	Route 20A	Low Density District (LD)
66.-1-30		Dutch Hollow	Low Density District (LD)
66.-1-31.1	493	Bloecher	Low Density District (LD)
66.-1-31.2	335	Bloecher	Low Density District (LD)
66.-1-32	449	Bloecher	Low Density District (LD)
66.-1-33	450	Bloecher	Low Density District (LD)
66.-1-34.11	400	Bloecher	Low Density District (LD)
66.-1-35	346	Bloecher	Low Density District (LD)
66.-1-37		Bloecher	Low Density District (LD)
66.-1-38	309	Bloecher	Low Density District (LD)
66.-1-4	340	Route 20A	Low Density District (LD)
66.-1-40		Route 20A	Low Density District (LD)
66.-1-5.1	360	Route 20A	Low Density District (LD)
67.-1-1.1	2474	North Sheldon	Low Density District (LD)
67.-1-1.2	224	Measur Sta Xsn606	Low Density District (LD)
67.-1-10	1112	Route 20A	Low Density District (LD)
67.-1-11.1		Route 20A	Low Density District (LD)
67.-1-11.2	1190	Route 20A	Low Density District (LD)
67.-1-12	1250	Route 20A	Low Density District (LD)
67.-1-13	1268	Route 20A	Low Density District (LD)
67.-1-14	1324	Route 20A	Low Density District (LD)
67.-1-15	1330	Route 20A	Low Density District (LD)
67.-1-19.112		Route 20A	Low Density District (LD)
67.-1-19.12		Route 20A	Low Density District (LD)
67.-1-19.21	2368	Route 77	Low Density District (LD)
67.-1-2.1		Route 20A	Low Density District (LD)
67.-1-2.2	806	Route 20A	Low Density District (LD)
67.-1-20	2382	Route 77	Low Density District (LD)
67.-1-21	2406	Route 77	Low Density District (LD)
67.-1-22	2466	Route 77	Low Density District (LD)
67.-1-23	2424	Route 77	Low Density District (LD)
67.-1-25.1	2594	Route 77	Low Density District (LD)
67.-1-26.111	2566-2688	Route 77	Low Density District (LD)
67.-1-26.112		Route 77	Low Density District (LD)
67.-1-26.12	2528	Route 77	Low Density District (LD)
67.-1-28.111	2705	North Sheldon	Low Density District (LD)
67.-1-28.2	2693	North Sheldon	Low Density District (LD)
67.-1-29		North Sheldon	Low Density District (LD)
67.-1-3	878	Route 20A	Low Density District (LD)
67.-1-30.1	865	Bloecher	Low Density District (LD)
67.-1-30.211		Bloecher	Low Density District (LD)
67.-1-30.212		Bloecher	Low Density District (LD)
67.-1-30.221		North Sheldon	Low Density District (LD)
67.-1-30.222		Bloecher	Low Density District (LD)
67.-1-31.1		North Sheldon	Low Density District (LD)
67.-1-31.2	2570	North Sheldon	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
67.-1-32.11		North Sheldon	Low Density District (LD)
67.-1-32.12	2546	North Sheldon	Low Density District (LD)
67.-1-32.2	2525	North Sheldon	Low Density District (LD)
67.-1-33.11		North Sheldon	Low Density District (LD)
67.-1-33.12		North Sheldon	Low Density District (LD)
67.-1-33.13		North Sheldon	Low Density District (LD)
67.-1-33.2	2502	North Sheldon	Low Density District (LD)
67.-1-34		Bloecher	Low Density District (LD)
67.-1-35.1	2690	North Sheldon	Low Density District (LD)
67.-1-35.2		Bloecher	Low Density District (LD)
67.-1-36	850	Bloecher	Low Density District (LD)
67.-1-37	860	Bloecher	Low Density District (LD)
67.-1-38		Bloecher	Low Density District (LD)
67.-1-39		Bloecher	Low Density District (LD)
67.-1-4		Route 20A	Low Density District (LD)
67.-1-40	2370-2372	North Sheldon	Low Density District (LD)
67.-1-41	2370-2372	North Sheldon	Low Density District (LD)
67.-1-5.1		North Sheldon	Low Density District (LD)
67.-1-5.211		North Sheldon	Low Density District (LD)
67.-1-5.22	2308	North Sheldon	Low Density District (LD)
67.-1-6	2278	North Sheldon	Low Density District (LD)
67.-1-7.1	1015	Route 20A	Low Density District (LD)
67.-1-7.2	64	Measur Sta Xsn579	Low Density District (LD)
67.-1-8.1		North Sheldon	Low Density District (LD)
67.-1-8.2	2423	North Sheldon	Low Density District (LD)
67.-1-9.1		Route 20A	Low Density District (LD)
67.-1-9.2	1144	Route 20A	Low Density District (LD)
68.-1-10	1810-1814	Route 20A	Low Density District (LD)
68.-1-11.1	1991	Thomas	Low Density District (LD)
68.-1-11.2	1941	Thomas	Low Density District (LD)
68.-1-12.121	1878	Thomas	Low Density District (LD)
68.-1-12.2		Thomas	Low Density District (LD)
68.-1-13		Thomas	Low Density District (LD)
68.-1-14		Thomas	Low Density District (LD)
68.-1-15.11	2693	Humphrey	Low Density District (LD)
68.-1-16.1		Humphrey Hollow	Low Density District (LD)
68.-1-17	2765	Humphrey	Low Density District (LD)
68.-1-18.1		Humphrey	Low Density District (LD)
68.-1-18.2	2728	Humphrey	Low Density District (LD)
68.-1-19.1	2563	Route 77	Low Density District (LD)
68.-1-19.2	2579	Route 77	Low Density District (LD)
68.-1-2.1		Route 77	Low Density District (LD)
68.-1-2.21		Route 77	Low Density District (LD)
68.-1-2.22	2489	Route 77	Low Density District (LD)
68.-1-20.1		Route 77	Low Density District (LD)
68.-1-20.2	2740	Route 77	Low Density District (LD)
68.-1-21.1		Thomas	Low Density District (LD)
68.-1-21.3		Thomas	Low Density District (LD)
68.-1-22.11		Thomas	Low Density District (LD)
68.-1-22.121	2009	Thomas	Low Density District (LD)
68.-1-22.21		Thomas	Low Density District (LD)
68.-1-22.22		Thomas	Low Density District (LD)
68.-1-23		Humphrey	Low Density District (LD)
68.-1-24	2719	Humphrey	Low Density District (LD)
68.-1-3.1	2521	Route 77	Low Density District (LD)
68.-1-4.1		Route 77	Low Density District (LD)
68.-1-5.12		Humphrey	Low Density District (LD)
68.-1-5.2	2508	Humphrey	Low Density District (LD)
68.-1-6.11	2536	Humphrey	Low Density District (LD)
68.-1-6.21		Humphrey	Low Density District (LD)
68.-1-8.11	2495	Humphrey	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
68.-1-8.2		Thomas	Low Density District (LD)
69.-1-1.111		Thomas	Low Density District (LD)
69.-1-1.113		Thomas	Low Density District (LD)
69.-1-1.114		Thomas	Low Density District (LD)
69.-1-1.115	2454	Maxon	Low Density District (LD)
69.-1-1.121	2438	Maxon	Low Density District (LD)
69.-1-1.2	2099	Thomas	Low Density District (LD)
69.-1-10	2328	Old State	Low Density District (LD)
69.-1-11		Thomas	Low Density District (LD)
69.-1-12.1		Thomas	Low Density District (LD)
69.-1-12.2	2345	Thomas	Low Density District (LD)
69.-1-13	2429	Thomas	Low Density District (LD)
69.-1-16.1		Thomas	Low Density District (LD)
69.-1-16.2	2426	Route 20A	Low Density District (LD)
69.-1-17		Mill	Low Density District (LD)
69.-1-18.1		Creek	Low Density District (LD)
69.-1-19	2556	Creek	Low Density District (LD)
69.-1-2	2025	Thomas	Low Density District (LD)
69.-1-20		Creek	Low Density District (LD)
69.-1-21		Route 20A	Low Density District (LD)
69.-1-22		Route 98	Low Density District (LD)
69.-1-23		Thomas	Low Density District (LD)
69.-1-25.1		Thomas	Low Density District (LD)
69.-1-25.2		Thomas	Low Density District (LD)
69.-1-25.3		Thomas	Low Density District (LD)
69.-1-25.4		Thomas	Low Density District (LD)
69.-1-25.5		Thomas	Low Density District (LD)
69.-1-25.6	2334	Thomas	Low Density District (LD)
69.-1-25.7		Thomas	Low Density District (LD)
69.-1-25.8	2374	Thomas	Low Density District (LD)
69.-1-26.11	2246	Thomas	Low Density District (LD)
69.-1-26.212		Thomas	Low Density District (LD)
69.-1-26.214		Thomas	Low Density District (LD)
69.-1-26.216	2260b	Thomas	Low Density District (LD)
69.-1-26.217		Thomas	Low Density District (LD)
69.-1-26.23	2251	Thomas	Low Density District (LD)
69.-1-26.24	2245	Thomas	Low Density District (LD)
69.-1-26.25	2271	Thomas	Low Density District (LD)
69.-1-28.11		Thomas	Low Density District (LD)
69.-1-28.12	2156	Thomas	Low Density District (LD)
69.-1-29		Maxon	Low Density District (LD)
69.-1-3.1	2000	Thomas	Low Density District (LD)
69.-1-30.211	2760	Maxon	Low Density District (LD)
69.-1-30.22		Maxon	Low Density District (LD)
69.-1-31	2704	Maxon	Low Density District (LD)
69.-1-32.1		Maxon	Low Density District (LD)
69.-1-32.2		Maxon	Low Density District (LD)
69.-1-33	2590	Maxon	Low Density District (LD)
69.-1-34.2	2570	Maxon	Low Density District (LD)
69.-1-35		Thomas	Low Density District (LD)
69.-1-36		Thomas	Low Density District (LD)
69.-1-37		Thomas	Low Density District (LD)
69.-1-38		Thomas	Low Density District (LD)
69.-1-39		knab	Low Density District (LD)
69.-1-4	2115	Thomas	Low Density District (LD)
69.-1-40		Thomas	Low Density District (LD)
69.-1-42	2230	Thomas	Low Density District (LD)
69.-1-43	2260a	Knab	Low Density District (LD)
69.-1-44	2293	Thomas	Low Density District (LD)
69.-1-45	2272	Thomas	Low Density District (LD)
69.-1-46.1	2276	Thomas	Low Density District (LD)



C_PRINT	OC_ST_NB	LOC_ST_NAM	District
69.-1-5.1	2380	Maxon	Low Density District (LD)
69.-1-6.11	2340	Maxon	Low Density District (LD)
69.-1-6.12	2386	Maxon	Low Density District (LD)
69.-1-6.13		Maxon	Low Density District (LD)
69.-1-7	2338	Maxon	Low Density District (LD)
69.-1-8	2316	Maxon	Low Density District (LD)
69.-1-9.1		Route 20A	Low Density District (LD)
69.2-1-12	2287	Route 98	Low Density District (LD)
69.2-1-13	2593	School	Low Density District (LD)
69.2-1-18.21	2581	School	Low Density District (LD)
69.2-1-19	2593	School	Low Density District (LD)
69.2-1-20	2571	School	Low Density District (LD)
69.2-1-20	2571	School	Low Density District (LD)
69.2-1-21	2563	School	Low Density District (LD)
69.2-1-39.1	2415	Route 20A	Low Density District (LD)
69.2-1-9	2273	Route 98	Low Density District (LD)
78.-1-1	320	Centerline	Low Density District (LD)
78.-1-10	2962	Dutch Hollow	Low Density District (LD)
78.-1-11	2956	Dutch Hollow	Low Density District (LD)
78.-1-12	2936	Dutch Hollow	Low Density District (LD)
78.-1-13	2930	Dutch Hollow	Low Density District (LD)
78.-1-14	2926	Dutch Hollow	Low Density District (LD)
78.-1-15	2912	Dutch Hollow	Low Density District (LD)
78.-1-16.1		Dutch Hollow	Low Density District (LD)
78.-1-16.2	2900	Dutch Hollow	Low Density District (LD)
78.-1-17	2810	Dutch Hollow	Low Density District (LD)
78.-1-18.111	2846	Dutch Hollow	Low Density District (LD)
78.-1-18.112		Dutch Hollow	Low Density District (LD)
78.-1-18.12		Dutch Hollow	Low Density District (LD)
78.-1-18.21	2830	Dutch Hollow	Low Density District (LD)
78.-1-19	2905	Dutch Hollow	Low Density District (LD)
78.-1-2.1	371	Centerline	Low Density District (LD)
78.-1-2.21		Centerline	Low Density District (LD)
78.-1-2.22		Centerline	Low Density District (LD)
78.-1-2.23	371	Centerline	Low Density District (LD)
78.-1-20.12	2946	Dutch Hollow	Low Density District (LD)
78.-1-20.13		Centerline	Low Density District (LD)
78.-1-20.21	2929	Dutch Hollow	Low Density District (LD)
78.-1-21		Centerline	Low Density District (LD)
78.-1-22	735	Centerline	Low Density District (LD)
78.-1-23.1	680	Centerline	Low Density District (LD)
78.-1-23.21		Centerline	Low Density District (LD)
78.-1-23.22	742	Centerline	Low Density District (LD)
78.-1-24	643	Armbrust	Low Density District (LD)
78.-1-25.11	515	Falls	Low Density District (LD)
78.-1-25.2	3203	Dutch Hollow	Low Density District (LD)
78.-1-26.1	560	Centerline	Low Density District (LD)
78.-1-26.2		Dutch Hollow	Low Density District (LD)
78.-1-26.3		Dutch Hollow	Low Density District (LD)
78.-1-26.4		Dutch Hollow	Low Density District (LD)
78.-1-26.5		Dutch Hollow	Low Density District (LD)
78.-1-26.6		Dutch Hollow	Low Density District (LD)
78.-1-26.7		Dutch Hollow	Low Density District (LD)
78.-1-28.1	618	Centerline	Low Density District (LD)
78.-1-29	608	Dutch Hollow	Low Density District (LD)
78.-1-3.1	397	Centerline	Low Density District (LD)
78.-1-3.2	401	Centerline	Low Density District (LD)
78.-1-30.1	524	Centerline	Low Density District (LD)
78.-1-30.21		Centerline	Low Density District (LD)
78.-1-30.22		Centerline	Low Density District (LD)
78.-1-31.1		Falls	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
78.-1-31.2	445	Falls	Low Density District (LD)
78.-1-32.1		Falls	Low Density District (LD)
78.-1-32.21	443	Falls	Low Density District (LD)
78.-1-32.22	465	Falls	Low Density District (LD)
78.-1-33	500	Falls	Low Density District (LD)
78.-1-34	406	Falls	Low Density District (LD)
78.-1-35		Route 78	Low Density District (LD)
78.-1-36		Route 78	Low Density District (LD)
78.-1-37		Falls	Low Density District (LD)
78.-1-38.11		Centerline	Low Density District (LD)
78.-1-38.12	386	Centerline	Low Density District (LD)
78.-1-38.21	408	Centerline	Low Density District (LD)
78.-1-38.22	390	Centerline	Low Density District (LD)
78.-1-39.112		Dutch Hollow	Low Density District (LD)
78.-1-39.12		Dutch Hollow	Low Density District (LD)
78.-1-39.2	2969	Dutch Hollow	Low Density District (LD)
78.-1-39.3	2974	Dutch Hollow	Low Density District (LD)
78.-1-4		Centerline	Low Density District (LD)
78.-1-40.1		Dutch Hollow	Low Density District (LD)
78.-1-40.2	2913	Dutch Hollow	Low Density District (LD)
78.-1-41	2939	Dutch Hollow	Low Density District (LD)
78.-1-43		Dutch Hollow	Low Density District (LD)
78.-1-44	2940	Dutch Hollow	Low Density District (LD)
78.-1-5		Centerline	Low Density District (LD)
78.-1-6.1	434	Centerline	Low Density District (LD)
78.-1-6.211		Centerline	Low Density District (LD)
78.-1-6.22	458	Centerline	Low Density District (LD)
78.-1-7.21	495	Centerline	Low Density District (LD)
78.-1-7.22		Centerline	Low Density District (LD)
78.-1-8	511	Centerline	Low Density District (LD)
78.-1-9		Centerline	Low Density District (LD)
79.-1-1.11	763	Centerline	Low Density District (LD)
79.-1-1.121		Centerline	Low Density District (LD)
79.-1-1.122		Centerline	Low Density District (LD)
79.-1-1.2		Centerline	Low Density District (LD)
79.-1-10	875	Centerline	Low Density District (LD)
79.-1-11	897	Centerline	Low Density District (LD)
79.-1-15	1011	Centerline	Low Density District (LD)
79.-1-16.1	1013	Centerline	Low Density District (LD)
79.-1-18	1025	Centerline	Low Density District (LD)
79.-1-19.1		Centerline	Low Density District (LD)
79.-1-19.2		Centerline	Low Density District (LD)
79.-1-2	791	Centerline	Low Density District (LD)
79.-1-20	2877	North Sheldon	Low Density District (LD)
79.-1-21	2829	North Sheldon	Low Density District (LD)
79.-1-22	2789	North Sheldon	Low Density District (LD)
79.-1-23.1		North Sheldon	Low Density District (LD)
79.-1-23.2	2775	North Sheldon	Low Density District (LD)
79.-1-24.21	2755	North Sheldon	Low Density District (LD)
79.-1-26	1175	Centerline	Low Density District (LD)
79.-1-27.1	1205	Centerline	Low Density District (LD)
79.-1-28.1	1227	Centerline	Low Density District (LD)
79.-1-29		Centerline	Low Density District (LD)
79.-1-3	801	Centerline	Low Density District (LD)
79.-1-30.111		Centerline	Low Density District (LD)
79.-1-30.12	1295	Centerline	Low Density District (LD)
79.-1-31	1317	Centerline	Low Density District (LD)
79.-1-32		Centerline	Low Density District (LD)
79.-1-34.11	1355	Centerline	Low Density District (LD)
79.-1-34.2	2880	Route 77	Low Density District (LD)
79.-1-38	3234	Route 77	Low Density District (LD)



C_PRINT	OC_ST_NB	LOC_ST_NAM	District
79.-1-39.1	3118	Route 77	Low Density District (LD)
79.-1-40	1340	Centerline	Low Density District (LD)
79.-1-41		Centerline	Low Density District (LD)
79.-1-42.11		Centerline	Low Density District (LD)
79.-1-42.12		Centerline	Low Density District (LD)
79.-1-42.2	1255	Centerline	Low Density District (LD)
79.-1-43	1154	Centerline	Low Density District (LD)
79.-1-44	1110	Centerline	Low Density District (LD)
79.-1-45	1078	Centerline	Low Density District (LD)
79.-1-46	1032	Centerline	Low Density District (LD)
79.-1-48.12		Centerline	Low Density District (LD)
79.-1-5	861	Centerline	Low Density District (LD)
79.-1-50	998	Centerline	Low Density District (LD)
79.-1-52.1	3015	Bartz	Low Density District (LD)
79.-1-53.11	3027	Bartz	Low Density District (LD)
79.-1-53.2	3101	Bartz	Low Density District (LD)
79.-1-54		Bartz	Low Density District (LD)
79.-1-55	3151	Bartz	Low Density District (LD)
79.-1-56		Bartz	Low Density District (LD)
79.-1-57	3174	Bartz	Low Density District (LD)
79.-1-58.1		Bartz	Low Density District (LD)
79.-1-58.2	3014	Bartz	Low Density District (LD)
79.-1-59	3006	Bartz	Low Density District (LD)
79.-1-6	2804	North Sheldon	Low Density District (LD)
79.-1-60	934	Centerline	Low Density District (LD)
79.-1-61	864	Centerline	Low Density District (LD)
79.-1-62	829	Armbrust	Low Density District (LD)
79.-1-63	775	Armbrust	Low Density District (LD)
79.-1-64.1	776	Centerline	Low Density District (LD)
79.-1-64.2		Centerline	Low Density District (LD)
79.-1-65	800	Centerline	Low Density District (LD)
79.-1-66.1	836	Centerline	Low Density District (LD)
79.-1-66.2	820	Centerline	Low Density District (LD)
79.-1-68			Low Density District (LD)
79.-1-7.111		North Sheldon	Low Density District (LD)
79.-1-7.112		North Sheldon	Low Density District (LD)
79.-1-7.12	2842	North Sheldon	Low Density District (LD)
79.-1-7.13		North Sheldon	Low Density District (LD)
79.-1-7.2	2962	North Sheldon	Low Density District (LD)
79.-1-8		Bartz	Low Density District (LD)
79.-1-9	869	Centerline	Low Density District (LD)
79.-2-1.12		Valley View	Low Density District (LD)
79.-2-1.2	2732	Valley View	Low Density District (LD)
79.-2-10	2995	Valley View	Low Density District (LD)
79.-2-11	2996	Valley View	Low Density District (LD)
79.-2-12	2990	Valley View	Low Density District (LD)
79.-2-13	2946	Valley View	Low Density District (LD)
79.-2-14	2932	Valley View	Low Density District (LD)
79.-2-15	2956	Valley View	Low Density District (LD)
79.-2-16	2952	Valley View	Low Density District (LD)
79.-2-17	2886	Valley View	Low Density District (LD)
79.-2-18		Valley View	Low Density District (LD)
79.-2-19	2856	Valley View	Low Density District (LD)
79.-2-2	2905	Valley View	Low Density District (LD)
79.-2-20	2906	Valley View	Low Density District (LD)
79.-2-21	2830	Valley View	Low Density District (LD)
79.-2-22.1	2827	Valley View	Low Density District (LD)
79.-2-22.2		Valley View	Low Density District (LD)
79.-2-23	2844	Valley View	Low Density District (LD)
79.-2-24.1	2885	Valley View	Low Density District (LD)
79.-2-24.2	2873	Valley View	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
79.-2-3.1	2903	Valley View	Low Density District (LD)
79.-2-5	2901	Valley View	Low Density District (LD)
79.-2-6	2909	Valley View	Low Density District (LD)
79.-2-7	2965	Valley View	Low Density District (LD)
79.-2-8	2943	Valley View	Low Density District (LD)
79.-2-9	2985	Valley View	Low Density District (LD)
80.-1-1.1	2834	Route 77	Low Density District (LD)
80.-1-1.2	2795	Route 77	Low Density District (LD)
80.-1-10		Centerline	Low Density District (LD)
80.-1-11	1843	Centerline	Low Density District (LD)
80.-1-12.11	1851	Centerline	Low Density District (LD)
80.-1-12.121	1827	Centerline	Low Density District (LD)
80.-1-12.122		Centerline	Low Density District (LD)
80.-1-12.2	1905	Centerline	Low Density District (LD)
80.-1-13.112	1957	Centerline	Low Density District (LD)
80.-1-13.121	2035	Centerline	Low Density District (LD)
80.-1-14	2075	Centerline	Low Density District (LD)
80.-1-16	1840	Centerline	Low Density District (LD)
80.-1-17	1836	Centerline	Low Density District (LD)
80.-1-18.1		Centerline	Low Density District (LD)
80.-1-19		Centerline	Low Density District (LD)
80.-1-20.11	3269	Humphrey	Low Density District (LD)
80.-1-20.12	3268	Humphrey	Low Density District (LD)
80.-1-20.2	3326	Humphrey	Low Density District (LD)
80.-1-20.3	3356	Humphrey	Low Density District (LD)
80.-1-21	3224	Humphrey	Low Density District (LD)
80.-1-22.12	3086	Humphrey	Low Density District (LD)
80.-1-22.2	3120	Humphrey	Low Density District (LD)
80.-1-23	1720	Centerline	Low Density District (LD)
80.-1-24	1640	Centerline	Low Density District (LD)
80.-1-25.1	1636	Centerline	Low Density District (LD)
80.-1-25.2	1604	Centerline	Low Density District (LD)
80.-1-26	3288	Route 77	Low Density District (LD)
80.-1-27.1	3175	Route 77	Low Density District (LD)
80.-1-29		Centerline	Low Density District (LD)
80.-1-3.1		Centerline	Low Density District (LD)
80.-1-30		Centerline	Low Density District (LD)
80.-1-31		Centerline	Low Density District (LD)
80.-1-32.11		Humphrey	Low Density District (LD)
80.-1-32.2		Humphrey	Low Density District (LD)
80.-1-33	3006	Humphrey	Low Density District (LD)
80.-1-34		Centerline	Low Density District (LD)
80.-1-4	1505	Centerline	Low Density District (LD)
80.-1-5	1545	Centerline	Low Density District (LD)
80.-1-6	1619	Centerline	Low Density District (LD)
80.-1-7.1	2796	Humphrey	Low Density District (LD)
80.-1-7.2	2956	Humphrey	Low Density District (LD)
80.-1-8.11	1769	Centerline	Low Density District (LD)
80.-1-8.12		Humphrey	Low Density District (LD)
80.2-1-1	36	Hickory	Low Density District (LD)
80.2-1-11.1	13	Hemlock	Low Density District (LD)
80.2-1-4	5	Hickory	Low Density District (LD)
80.2-1-5	2000	Centerline	Low Density District (LD)
80.2-1-8	2020	Centerline	Low Density District (LD)
81.-1-1	2780	Maxon	Low Density District (LD)
81.-1-10.11		Maxon	Low Density District (LD)
81.-1-10.12	2845	Maxon	Low Density District (LD)
81.-1-11	2851	Maxon	Low Density District (LD)
81.-1-12	2857	Maxon	Low Density District (LD)
81.-1-13.1	2213	Centerline	Low Density District (LD)
81.-1-14	2970	Kohler	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
81.-1-15		Centerline	Low Density District (LD)
81.-1-16.111		Centerline	Low Density District (LD)
81.-1-16.112		Kohler	Low Density District (LD)
81.-1-16.12		Kohler	Low Density District (LD)
81.-1-16.2		Centerline	Low Density District (LD)
81.-1-17	2401	Centerline	Low Density District (LD)
81.-1-18.1	2459	Centerline	Low Density District (LD)
81.-1-18.2	2459	Centerline	Low Density District (LD)
81.-1-19.11		Centerline	Low Density District (LD)
81.-1-2	2804	Maxon	Low Density District (LD)
81.-1-3		Maxon	Low Density District (LD)
81.-1-4	2836	Maxon	Low Density District (LD)
81.-1-5		Maxon	Low Density District (LD)
81.-1-51		Centerline	Low Density District (LD)
81.-1-6	2846	Maxon	Low Density District (LD)
81.-1-7	2858	Maxon	Low Density District (LD)
81.-1-8.1	2870	Maxon	Low Density District (LD)
81.-1-8.2		Maxon	Low Density District (LD)
81.-1-8.3	2765	Maxon	Low Density District (LD)
81.-2-1.1		Centerline	Low Density District (LD)
81.-2-1.2	2044	Centerline	Low Density District (LD)
81.-2-11	2448	Centerline	Low Density District (LD)
81.-2-12		Centerline	Low Density District (LD)
81.-2-13.1		Route 98	Low Density District (LD)
81.-2-13.2	3123	Route 98	Low Density District (LD)
81.-2-13.3		Route 98	Low Density District (LD)
81.-2-14.1	3159	Route 98	Low Density District (LD)
81.-2-14.2		Route 98	Low Density District (LD)
81.-2-15	3242	Royce	Low Density District (LD)
81.-2-16		Royce	Low Density District (LD)
81.-2-17	3233	Route 98	Low Density District (LD)
81.-2-19.1	3195	Route 98	Low Density District (LD)
81.-2-2	2088	Centerline	Low Density District (LD)
81.-2-20	3175	Route 98	Low Density District (LD)
81.-2-21.1	3171	Route 98	Low Density District (LD)
81.-2-22.1	3167	Route 98	Low Density District (LD)
81.-2-23	3258	Route 98	Low Density District (LD)
81.-2-24	3224	Route 98	Low Density District (LD)
81.-2-25	3200	Route 98	Low Density District (LD)
81.-2-26	3184	Route 98	Low Density District (LD)
81.-2-27.1	3170	Route 98	Low Density District (LD)
81.-2-27.2	3166	Route 98	Low Density District (LD)
81.-2-28	3140	Route 98	Low Density District (LD)
81.-2-29	3134	Route 98	Low Density District (LD)
81.-2-3	3050	Maxon	Low Density District (LD)
81.-2-30.11	3114	Route 98	Low Density District (LD)
81.-2-30.12	3122	Route 98	Low Density District (LD)
81.-2-31.112		Centerline	Low Density District (LD)
81.-2-31.2		Centerline	Low Density District (LD)
81.-2-32.1		Centerline	Low Density District (LD)
81.-2-34.1		Maxon	Low Density District (LD)
81.-2-35.1		Maxon	Low Density District (LD)
81.-2-35.2		Maxon	Low Density District (LD)
81.-2-36.112		Route 98	Low Density District (LD)
81.-2-36.113		Maxon	Low Density District (LD)
81.-2-36.12		Route 98	Low Density District (LD)
81.-2-36.2	3214	Route 98	Low Density District (LD)
81.-2-38.1	3131	Maxon	Low Density District (LD)
81.-2-38.211		Maxon	Low Density District (LD)
81.-2-38.212	3221	Maxon	Low Density District (LD)
81.-2-38.22	3172	Maxon	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
81.-2-39.11		Centerline	Low Density District (LD)
81.-2-39.2	2220	Centerline	Low Density District (LD)
81.-2-4.112		Centerline	Low Density District (LD)
81.-2-4.122	2244	Centerline	Low Density District (LD)
81.-2-4.2		Maxon	Low Density District (LD)
81.-2-40.1	2180	Centerline	Low Density District (LD)
81.-2-41.1	3078	Route 98	Low Density District (LD)
81.-2-41.2		Centerline	Low Density District (LD)
81.-2-42.1		Route 98	Low Density District (LD)
81.-2-43		Maxon	Low Density District (LD)
81.-2-44	3262	Route 98	Low Density District (LD)
81.-2-5.111	2320	Centerline	Low Density District (LD)
81.-2-5.112		Centerline	Low Density District (LD)
81.-2-5.113	2301	Centerline	Low Density District (LD)
81.-2-6	2374	Centerline	Low Density District (LD)
81.-2-7	2392	Centerline	Low Density District (LD)
81.-2-8	2440	Centerline	Low Density District (LD)
81.-2-9	2428	Centerline	Low Density District (LD)
90.-1-1		Dutch Hollow	Low Density District (LD)
90.-1-10.1	3422	Dutch Hollow	Low Density District (LD)
90.-1-11.112	3345	Dutch Hollow	Low Density District (LD)
90.-1-11.12	592	Armbrust	Low Density District (LD)
90.-1-12	648	Armbrust	Low Density District (LD)
90.-1-13	672	Armbrust	Low Density District (LD)
90.-1-14	656	Armbrust	Low Density District (LD)
90.-1-15.1	3368	Dutch Hollow	Low Density District (LD)
90.-1-15.2	3357	Dutch Hollow	Low Density District (LD)
90.-1-16.1	3415	Dutch Hollow	Low Density District (LD)
90.-1-16.211		Dutch Hollow	Low Density District (LD)
90.-1-16.212	3399	Dutch Hollow	Low Density District (LD)
90.-1-16.22	3457	Dutch Hollow	Low Density District (LD)
90.-1-17.2	3525	Dutch Hollow	Low Density District (LD)
90.-1-18	3527	Dutch Hollow	Low Density District (LD)
90.-1-19	3545A	Dutch Hollow	Low Density District (LD)
90.-1-2.1	3475	Route 78	Low Density District (LD)
90.-1-2.2	3475	Route 78	Low Density District (LD)
90.-1-2.3		Route 78	Low Density District (LD)
90.-1-2.4	3475	Route 78	Low Density District (LD)
90.-1-2.5		Route 78	Low Density District (LD)
90.-1-20	3561	Dutch Hollow	Low Density District (LD)
90.-1-21	3575	Dutch Hollow	Low Density District (LD)
90.-1-22.12	3545B	Dutch Hollow	Low Density District (LD)
90.-1-22.2	3600	Dutch Hollow	Low Density District (LD)
90.-1-23.1		Perry	Low Density District (LD)
90.-1-26.1	593	Perry	Low Density District (LD)
90.-1-26.2	563	Perry	Low Density District (LD)
90.-1-27.121		Factory	Low Density District (LD)
90.-1-28	3700	Route 78	Low Density District (LD)
90.-1-29	453	Factory	Low Density District (LD)
90.-1-3.1		Route 78	Low Density District (LD)
90.-1-32.21	398B	Factory	Low Density District (LD)
90.-1-32.22		Factory	Low Density District (LD)
90.-1-34.1		Factory	Low Density District (LD)
90.-1-34.2		Factory	Low Density District (LD)
90.-1-35		East Creek	Low Density District (LD)
90.-1-36.111	3682	Route 78	Low Density District (LD)
90.-1-36.112	off	Route 78	Low Density District (LD)
90.-1-4.2		Route 78	Low Density District (LD)
90.-1-40	3628	Route 78	Low Density District (LD)
90.-1-41	3620	Route 78	Low Density District (LD)
90.-1-42		Route 78	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
90.-1-43		Route 78	Low Density District (LD)
90.-1-44	3598	Route 78	Low Density District (LD)
90.-1-45	3530	Dutch Hollow	Low Density District (LD)
90.-1-46	3512	Dutch Hollow	Low Density District (LD)
90.-1-47	3496	Dutch Hollow	Low Density District (LD)
90.-1-48	3490	Dutch Hollow	Low Density District (LD)
90.-1-49.212		Dutch Hollow	Low Density District (LD)
90.-1-5	3487	Route 78	Low Density District (LD)
90.-1-50.11	3568	Route 78	Low Density District (LD)
90.-1-51.112	608	Armbrust	Low Density District (LD)
90.-1-51.12		Dutch Hollow	Low Density District (LD)
90.-1-51.2		Armbrust	Low Density District (LD)
90.-1-52		Armbrust	Low Density District (LD)
90.-1-57		Factory	Low Density District (LD)
90.-1-58.1	505	Bambi	Low Density District (LD)
90.-1-59	3639	Dutch Hollow	Low Density District (LD)
90.-1-6	3483	Route 78	Low Density District (LD)
90.-1-60	3597	Dutch Hollow	Low Density District (LD)
90.-1-61	3673	Route 78	Low Density District (LD)
90.-1-63		Armbrust	Low Density District (LD)
90.-1-64	3297	Dutch Hollow	Low Density District (LD)
90.-1-65	3501	Dutch Hollow	Low Density District (LD)
90.-1-66		Dutch Hollow	Low Density District (LD)
90.-1-7		Chester	Low Density District (LD)
90.-1-8.1	3539	Route 78	Low Density District (LD)
90.-1-9.11	3454	Dutch Hollow	Low Density District (LD)
90.4-1-4	3726	Route 78	Low Density District (LD)
90.4-2-28.11	580	Perry	Low Density District (LD)
90.4-2-29	590	Perry	Low Density District (LD)
90.4-2-30	594	Perry	Low Density District (LD)
90.4-2-31	600	Perry	Low Density District (LD)
90.4-2-32	610	Perry	Low Density District (LD)
90.4-2-33	622	Perry	Low Density District (LD)
90.4-2-34	631	Perry	Low Density District (LD)
90.4-2-35	639	Perry	Low Density District (LD)
90.4-2-36.11	645	Perry	Low Density District (LD)
90.4-2-37	657	Perry	Low Density District (LD)
90.4-2-38.1		Perry	Low Density District (LD)
90.4-2-38.2	665	Perry	Low Density District (LD)
90.4-2-39	681	Perry	Low Density District (LD)
90.4-2-40	690	Perry	Low Density District (LD)
90.4-2-41	680	Perry	Low Density District (LD)
90.4-2-42	670	Perry	Low Density District (LD)
90.4-2-43	650	Perry	Low Density District (LD)
90.4-2-44	640	Perry	Low Density District (LD)
90.4-2-45		Perry	Low Density District (LD)
91.-1-1.11	770	Armbrust	Low Density District (LD)
91.-1-1.12		Perry	Low Density District (LD)
91.-1-1.21		Armbrust	Low Density District (LD)
91.-1-1.22		Armbrust	Low Density District (LD)
91.-1-10	3325	Bartz	Low Density District (LD)
91.-1-11	3288	Route 77	Low Density District (LD)
91.-1-12		Route 77	Low Density District (LD)
91.-1-13	3354	Route 77	Low Density District (LD)
91.-1-14.11	3448	Route 77	Low Density District (LD)
91.-1-14.21	3432	Route 77	Low Density District (LD)
91.-1-15	3532	Route 77	Low Density District (LD)
91.-1-16	3584	Route 77	Low Density District (LD)
91.-1-17	3664	Route 77	Low Density District (LD)
91.-1-18.1		Route 77	Low Density District (LD)
91.-1-18.2	3676	Route 77	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
91.-1-19	3746	Route 77	Low Density District (LD)
91.-1-2	826	Armbrust	Low Density District (LD)
91.-1-20	1133	Perry	Low Density District (LD)
91.-1-21.1		Perry	Low Density District (LD)
91.-1-21.2	1189	Perry	Low Density District (LD)
91.-1-22		Perry	Low Density District (LD)
91.-1-23	190823	Meas & Reg St Eq Pioneer	Low Density District (LD)
91.-1-24	3700	Bartz	Low Density District (LD)
91.-1-25.11		Bartz	Low Density District (LD)
91.-1-25.12	3641	Bartz	Low Density District (LD)
91.-1-25.2	3631	Bartz	Low Density District (LD)
91.-1-27.111	3551	Bartz	Low Density District (LD)
91.-1-27.112		Bartz	Low Density District (LD)
91.-1-28.1	3542	Bartz	Low Density District (LD)
91.-1-29.111		Bartz	Low Density District (LD)
91.-1-29.112	3628	Bartz	Low Density District (LD)
91.-1-29.12	3634	Bartz	Low Density District (LD)
91.-1-29.2	3634	Bartz	Low Density District (LD)
91.-1-3		Armbrust	Low Density District (LD)
91.-1-30	3620	Bartz	Low Density District (LD)
91.-1-31.1		Perry	Low Density District (LD)
91.-1-31.2		Perry	Low Density District (LD)
91.-1-32	875	Perry	Low Density District (LD)
91.-1-33.11		Perry	Low Density District (LD)
91.-1-33.21		Perry	Low Density District (LD)
91.-1-35	777	Perry	Low Density District (LD)
91.-1-4.1	3474	Bartz	Low Density District (LD)
91.-1-6.1		Bartz	Low Density District (LD)
91.-1-6.2	3399	Bartz	Low Density District (LD)
91.-1-7	3379	Bartz	Low Density District (LD)
91.-1-8	3375	Bartz	Low Density District (LD)
91.-1-9		Bartz	Low Density District (LD)
92.-1-1.112	1520	Schwab	Low Density District (LD)
92.-1-1.12		Schwab	Low Density District (LD)
92.-1-1.2	1514	Schwab	Low Density District (LD)
92.-1-10	1607	Schwab	Low Density District (LD)
92.-1-11.131		Schwab	Low Density District (LD)
92.-1-11.132	1689	Schwab	Low Density District (LD)
92.-1-11.2		Schwab	Low Density District (LD)
92.-1-12.1	1675	Schwab	Low Density District (LD)
92.-1-12.21	1758	Schwab	Low Density District (LD)
92.-1-12.22	1750	Schwab	Low Density District (LD)
92.-1-12.3	1790	Schwab	Low Density District (LD)
92.-1-13.1	1827	Schwab	Low Density District (LD)
92.-1-13.21		Humphrey	Low Density District (LD)
92.-1-13.22	3454	Humphrey	Low Density District (LD)
92.-1-13.3		Schwab	Low Density District (LD)
92.-1-14.11		Schwab	Low Density District (LD)
92.-1-14.12	1850	Schwab	Low Density District (LD)
92.-1-15.112	1938	Schwab	Low Density District (LD)
92.-1-15.2	3568	Humphrey	Low Density District (LD)
92.-1-16.1		Humphrey	Low Density District (LD)
92.-1-16.2	3670	Humphrey	Low Density District (LD)
92.-1-17.1	1802	Perry	Low Density District (LD)
92.-1-19.1	3736	Humphrey	Low Density District (LD)
92.-1-2	1476	Schwab	Low Density District (LD)
92.-1-22.1	1715	Perry	Low Density District (LD)
92.-1-23.11	1693	Perry	Low Density District (LD)
92.-1-23.12	1760	Perry	Low Density District (LD)
92.-1-23.2	1710	Perry	Low Density District (LD)
92.-1-24	1618	Perry	Low Density District (LD)



C_PRINT	OC_ST_NB	LOC_ST_NAM	District
92.-1-25	1637	Perry	Low Density District (LD)
92.-1-26.121	1523	Perry	Low Density District (LD)
92.-1-26.2	1581	Perry	Low Density District (LD)
92.-1-27		Perry	Low Density District (LD)
92.-1-28	1598	Perry	Low Density District (LD)
92.-1-3.11	1499	Schwab	Low Density District (LD)
92.-1-3.12	3393	Route 77	Low Density District (LD)
92.-1-3.2		Route 77	Low Density District (LD)
92.-1-35		Grand View	Low Density District (LD)
92.-1-36	1542	Perry	Low Density District (LD)
92.-1-4	3287	Route 77	Low Density District (LD)
92.-1-40		Perry	Low Density District (LD)
92.-1-42	1501	Perry	Low Density District (LD)
92.-1-43.11	1469	Perry	Low Density District (LD)
92.-1-44.112		Perry	Low Density District (LD)
92.-1-44.12	1462	Perry	Low Density District (LD)
92.-1-44.21	1434	Perry	Low Density District (LD)
92.-1-44.22	3863	Route 77	Low Density District (LD)
92.-1-47.12	3685	Route 77	Low Density District (LD)
92.-1-48		Route 77	Low Density District (LD)
92.-1-49	1938	Almeter	Low Density District (LD)
92.-1-5		Route 77	Low Density District (LD)
92.-1-50		Humphrey	Low Density District (LD)
92.-1-51	1905	Almeter	Low Density District (LD)
92.-1-52	1957	Schwab	Low Density District (LD)
92.-1-53.112	3521	Route 77	Low Density District (LD)
92.-1-53.12	1498	Schwab	Low Density District (LD)
92.-1-53.2		Schwab	Low Density District (LD)
92.-1-54		Route 77	Low Density District (LD)
92.-1-55	1830	Perry	Low Density District (LD)
92.-1-57		Route 77	Low Density District (LD)
92.-1-58		Route 77	Low Density District (LD)
92.-1-59		Perry	Low Density District (LD)
92.-1-6.11		Schwab	Low Density District (LD)
92.-1-6.12	1664	Schwab	Low Density District (LD)
92.-1-60		Perry	Low Density District (LD)
92.-1-61	3528	Humphrey	Low Density District (LD)
92.-1-62		Humphrey	Low Density District (LD)
92.-1-63		Schwab	Low Density District (LD)
92.-1-64	1665	Schwab	Low Density District (LD)
92.-1-65	1539	Perry	Low Density District (LD)
92.-1-8		Schwab	Low Density District (LD)
92.-1-9	3288	Schwab	Low Density District (LD)
93.-1-1.11	3642	Route 98	Low Density District (LD)
93.-1-1.121		Route 98	Low Density District (LD)
93.-1-1.2	3625	Maxon	Low Density District (LD)
93.-1-10		Route 98	Low Density District (LD)
93.-1-11.1		Route 98	Low Density District (LD)
93.-1-11.22		Route 98	Low Density District (LD)
93.-1-12.1	3416	Route 98	Low Density District (LD)
93.-1-12.2		Route 98	Low Density District (LD)
93.-1-13	3430	Route 98	Low Density District (LD)
93.-1-14	3422	Route 98	Low Density District (LD)
93.-1-15	3408	Route 98	Low Density District (LD)
93.-1-16.11		Route 98	Low Density District (LD)
93.-1-16.12	3356	Route 98	Low Density District (LD)
93.-1-16.2	3376	Route 98	Low Density District (LD)
93.-1-17.1	3317	Route 98	Low Density District (LD)
93.-1-17.2	3215	Route 98	Low Density District (LD)
93.-1-18.1	3347	Route 98	Low Density District (LD)
93.-1-18.2		Route 98	Low Density District (LD)

C_PRINT	OC_ST_NB	LOC_ST_NAM	District
93.-1-19.11	3423	Route 98	Low Density District (LD)
93.-1-2.111	2074	Schwab	Low Density District (LD)
93.-1-2.112	2080	Schwab	Low Density District (LD)
93.-1-2.121		Almeter	Low Density District (LD)
93.-1-21	3455	Route 98	Low Density District (LD)
93.-1-23.111	3435	Route 98	Low Density District (LD)
93.-1-23.121		Route 98	Low Density District (LD)
93.-1-23.122		Route 98	Low Density District (LD)
93.-1-24.1	3371	Route 98	Low Density District (LD)
93.-1-24.2		Route 98	Low Density District (LD)
93.-1-25		Royce	Low Density District (LD)
93.-1-26	3382	Royce	Low Density District (LD)
93.-1-27.12	3740	Royce	Low Density District (LD)
93.-1-28.1	3760	Royce	Low Density District (LD)
93.-1-3	2032	Schwab	Low Density District (LD)
93.-1-30.11		Almeter	Low Density District (LD)
93.-1-30.12		Almeter	Low Density District (LD)
93.-1-30.2		Almeter	Low Density District (LD)
93.-1-31		Almeter	Low Density District (LD)
93.-1-32	2356	Almeter	Low Density District (LD)
93.-1-33.1	2389	Almeter	Low Density District (LD)
93.-1-33.2		Almeter	Low Density District (LD)
93.-1-34.1	3519	Route 98	Low Density District (LD)
93.-1-35	3526	Route 98	Low Density District (LD)
93.-1-36	3532	Route 98	Low Density District (LD)
93.-1-37.1	3590	Route 98	Low Density District (LD)
93.-1-38	3645	Route 98	Low Density District (LD)
93.-1-39	3803	Route 98	Low Density District (LD)
93.-1-4	2040	Schwab	Low Density District (LD)
93.-1-40	2085	Almeter	Low Density District (LD)
93.-1-41.11	3840	Route 98	Low Density District (LD)
93.-1-41.12		Almeter	Low Density District (LD)
93.-1-41.2	2124	Almeter	Low Density District (LD)
93.-1-42	3834	Royce	Low Density District (LD)
93.-1-43	3798	Royce	Low Density District (LD)
93.-1-44	3780	Royce	Low Density District (LD)
93.-1-46		Schwab	Low Density District (LD)
93.-1-47		Schwab	Low Density District (LD)
93.-1-5	2048	Schwab	Low Density District (LD)
93.-1-6.2	3402	Maxon	Low Density District (LD)
93.-1-7	3525	Maxon	Low Density District (LD)
93.-1-8.111		Schwab	Low Density District (LD)
93.-1-8.112	2116	Schwab	Low Density District (LD)
93.-1-8.121	3508	Maxon	Low Density District (LD)
93.-1-8.122	3528	Maxon	Low Density District (LD)
93.-1-8.2		Maxon	Low Density District (LD)
93.-1-9	3420	Route 98	Low Density District (LD)