

Miscellaneous Zoning Change Information:

1. Minimum lot size for subdivisions was changed to a standard 1 acre from a previous 1 to 3 acres depending on zoning district. In recognition of the possibility of the availability of municipal sewer a provision was entered for a minimum ½ acre lots in such instances

Bulk Requirements	Residential-1	Residential-2	Agricultural-1	Agricultural-2	Mixed Use-1	Mixed Use-2	Commercial	Business	Lake Area -1	Lake Area-2	Resource Hub	Recreation	Public	NYS Wild Forrest
Minimum Lot Size in Acres - With Municipal Sewer *1/2 Acre all districts	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Minimum Lot Size in Acres - No Municipal Sewer	1	1	1	1	1	1	1	1	1	1	1	1	1	NA
Minimum Lot width in Feet *150 Feet all districts	*	*	*	*	*	*	*	*	*	*	*	*	*	NA
Maximum percent of lot occupied by all structures	20	20	20	50	50	50	50	50	30	30	50	50	50	NA
Maximum Height Building Height in Feet	40	40	40	40	40	40	40	40	40	40	40	40	40	NA
Minimum Front Yard Setback in Feet	25	25	25	25	25	25	25	25	15	15	25	25	25	NA
Minimum Side Yard Setback in Feet	15	15	15	15	15	15	15	15	7	7	15	15	15	NA
Minimum Rear Yard Setback in Feet	15	15	15	15	15	15	15	15	15	15	15	15	15	NA
Minimum Yard Setback to Hudson River Black River Regulating District Property in Feet	5	5	5	5	5	5	5	5	5	5	5	5	5	NA

Home Occupations:

1. Previously all Home Occupations needed to be presented to the Planning Board for consideration and possible site plan review. In many cases the new regulations allow for a Home Occupation by meeting certain criteria and obtaining a permit from the Code Enforcement Officer. In some cases where non- residents are used as employees a special use permit will be required from the Planning Board.

2. Residents are allowed to have 4 garage sales, for a period of seven consecutive days each, annually in addition to any Town sponsored garage sales. More than that would be considered a business or Home Occupation.
3. Agricultural product sales of items such as Christmas trees, firewood, produce, and plants shall not be regulated as a Home Occupation or business under this Zoning Document provided they occupy less than 400 square feet. The area restriction does not apply to Agricultural uses that do not meet the definition of a hobby farm.
4. There is also an exemption for the limited sale of certain items such as picnic tables, woodcrafts and artwork for limited periods.

Zoning Classifications:

1. The number of districts was increased from ten to fourteen in an effort to expand the number of parcels available for business development but still maintain a rural character to the Town.
2. The proposed regulations contain two new Mixed Use districts, an additional Agricultural district and a new Resource Hub district all of which allow for various types of expanded business development. The existing Commercial district remains and the Industrial district was renamed Business.
3. Existing Zoning required all Home Occupations to go before the Planning Board for review where the Proposed Zoning allows a simple permit upon review by the Code Enforcement Officer in many cases.

Section 301: Zoning Districts

A. The Town of Mayfield is hereby divided into the following zoning districts:

<u>DISTRICT</u>	<u>BRIEF DESCRIPTION</u>
Residential -1	Residential land uses containing single and two family residences
Residential-2	Residential land uses containing all forms of housing types: Including single family, two family, multiple family residences, townhouses, apartments, senior housing, condominiums and others.
Lake Area-1	Residential land uses containing single and two family residences
Lake Area-2	A mix of residential and commercial uses compatible with lake area tourism.
Mixed Use-1	A mix of uses including single, two family and multiple family residences and smaller commercial uses with a residential

	character.
Mixed Use-2	A mix of uses including single, two family and multiple family residences and smaller commercial uses with a residential character. Mixed Use -2 has more emphasis on residential uses vs. Mixed Use-1.
Agricultural-1 uses.	Agricultural lands with residential uses and limited commercial uses.
Agricultural-2	Agricultural lands with residential, recreation and some mixed commercial uses.
Resource Hub	High density residential and commercial uses
Commercial	Retail, office and related commercial uses.
Business	Manufacturing, warehousing, light industrial, distribution, retail and other commercial uses.
Recreational	Walking, hiking, snowmobile and biking trails, fields for soccer and baseball, tennis courts, golf courses, boating and fishing uses, ice skating rinks and other similar uses.
Public	Land owned by municipalities.
NYS Wild Forest Land	Land owned by New York State

Hobby Farms and Animals

1. The current regulations have been expanded on to better distinguish between a hobby farm as an accessory use to a residence and a full scale agricultural use.
2. No new restrictions have been placed on Ag District and agriculturally zoned properties.

Special Use Permits

1. There is an increased use of special use permits to make it possible but not guaranteed that certain types of businesses, which may have certain elements that impact neighboring properties, to be operated based on what actions are available to mitigate those aspects.
2. A special use permit involves review by the Planning Board and a public hearing.

Accessory Apartments

1. Accessory Apartments defined as not more than one attached or detached dwelling unit with less than 600 square feet in total living space located on the same lot as one single family owner occupied dwelling.

2. These apartments are allowed in all districts with the exception of Resource Hub. Site plan review is required for Lake Area 1 & 2 but not in other districts.

Guest Cottage

1. GUEST COTTAGE - Not more than one residential structure which is associated with a single-family, owner occupied, dwelling and which:
 - a. Is used only on an occasional basis;
 - b. Is used only by guests of the resident(s) of the single-family dwelling;
 - c. Is not for rent or hire;
 - d. Contains less than 600 square feet;
 - e. Otherwise meets the definition of accessory structure;
2. Guest Cottages are permitted in all districts except Resource Hub.

Large Wind and Solar Farms

1. New proposed regulations are proposed for ground mounted solar farms capable of producing in excess of 15 Kw. The regulations cover such items as removal of the collectors when they are no longer being used, setbacks, visual aspects and security items.

Requirements for RV Parks

1. With respect to utilities and service facilities the regulations have been changed to mirror those of New York State Department of Health and New York State Department of Environmental Conservation.

Hobby Farms

1. In accordance with the desire to maintain the rural character of the Town a definition for two types of Hobby Farms was developed.
2. HOBBY FARM WITHOUT LIVESTOCK- A use accessory to a principal dwelling in which any land or building is managed for agricultural raising of horticulture, trees, or orchards for the primary purpose of consumption and enjoyment by the property occupants. (permitted in any district)
3. HOBBY FARM WITH LIVESTOCK-A use accessory to a principal dwelling in which any land or building is managed for the agricultural raising of horticulture, trees, orchards or livestock in compliance with section 506 of this document, for the primary purpose of consumption and enjoyment by the property owners and occupants.(permitted in any district but Lake Area 1&2)

Animal Regulations

1. A table was developed to illustrate the number of farm animals allowed on any given parcel based on animal units.
2. The minimum acreage for most farm animals is three and they are allowed in all zoning districts with the exception of Lake Area 1&2 in which only chickens are allowed.
3. Existing animals are not affected by this regulation.

4. There are distance requirements from wells and property lines therefore a permit would be required prior to increasing or getting any new farm animals.

Table 506: Maximum Number of Allowed Farm Animals Units/Parcel

Table:506			
<u>Description</u>	Cows and Horses	Sheep, Alpacas, Llamas, Miniature Horses, Pigs and Goats	Fowl, Rabbits
<u>Unit Equivalents</u>	Large Animals Unit= 1 of above	Medium Animals Unit = 4 of the above	Small Animals Unit =20 of the above
		<u>Unit / Acreage Comparison Data</u>	
	<u>Parcel Size Acres</u>	<u>Allowed Animal Units Per Parcel</u>	
	1	0	
	2	0	
	3	1	
	4	2	
	5	3	
	6	4	
	7	5	
	8	6	
	9	7	
	10	8	
	≥10	No Limit	

- *Animal units can be split and combined such as: 2 sheep and 10 chickens would equal one animal unit
- * Parcels greater than or equal to 10 acres are not subject to animal unit restrictions.
- *Unless otherwise noted, Farm animals are not permitted on parcels less than 3 acres in size.
- * Farm animals not listed in the above chart will be assigned to one of the above categories based on their similarity to their mature size as compared to that of those listed.
- *No roosters are permitted on parcels less than 10 acres
- *In any zoning district other than an L-1 or L-2 where a parcel size is 1 acre or more and less than 3 acres 12 chickens may be kept.

*Four rabbits may be kept on any parcel within the Town as pets.

* No farm animals are allowed in L-1 and L-2 districts unless otherwise noted.

Design Standards

1. In order to maintain and improve the look and character of the Towns rural and rustic appeal a new design standards section was developed for new commercial buildings subject to site plan review.