

Town of Bethel, New York Schedule I - Table of Use and Bulk Requirements

2 AG - Agricultural District	Use P - Permitted Use SP - Special Permit Use	Type	Minimum			Required Setbacks in Feet				Max. Bldg. Coverage	Maximum Height in Fee	Notes	Accessory Uses
			Lot Area	Width	Depth	Front	Rear	Side,1	Side, Both				
District Intent This district is intended to complement agricultural farmlands & protect them from various development intrusions which would be incompatible therewith while allowing farm & other large land owners flexibility to earn a reasonable return.	Lot area, minimum (acres)												
	A. Residential Uses												
	One-family detached dwelling	P	3	200	200	75	50	25	75	20%	35'		Accessory farm buildings
	Manufactured home	P	3	200	200	75	50	25	75	20%	35'	See §345-26.B	Boathouses and boat docks
	B. Community Facilities												
	Cemetery	P*	5	300	300	75	75	50	100	10%	35'		Farmstands (roadside for sale of farm products)
	Essential services	SP	6	400	400	100	100	50	100	20%	35'		Garages, parking & loading areas
	Golf Course	SP	75	1,200	1,500	400	400	200	400	10%	35'		Home occupations, professions and trades
	Recreational facility, commercial-outdoor	SP	25	600	600	100	100	100	200	10%	35'		Signs, not including billboards
	Recreational facility, commercial-indoor	SP	10	400	400	100	100	75	150	10%	35'		Other accessory uses customarily appurtenant to a permitted use
	Recreation facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require Noise Permit	
	Shooting Range	SP	25	600	600	200	200	200	200	10%	35'	See §345-17D	
	Telecommunications Facilities	SP										See §345-28 for Bulk Requirements	
	C. Agricultural Uses												
	Agribusiness	P	3	200	200	75	50	25	75	20%	35'		
	Farm operations, buildings and activities	P	3	200	200	75	50	25	75	20%	35'	See §345-33	
	Greenhouses - commercial	P*	3	200	200	75	50	25	75	40%	35'		
	High density poultry or swine raising	SP	50	900	1,200	400	400	200	400	20%	35'		
	Keeping Non-Domesticated Animals	P	3									See §345-34	
	Nurseries	P*	3	200	200	75	50	25	75	20%	35'		
	On-site processing of agricultural products	P	3	200	200	75	50	25	75	20%	35'		
	D. Business Uses												
	Bed & breakfast	P*	3	200	200	75	50	25	75	20%	35'		
	Campgrounds & RV parks - Non Transient	SP	25	600	600	200	200	150	300	20%	35'	Subject to §120	
	Campgrounds & RV parks - Transient	P**	5	200	200	75	50	25	75		35'	Pursuant to license	
	Day-Care Center	SP	3	200	200	75	50	25	75	20%	35'		
	Equipment Sales	SP	6	400	400	100	100	50	100	20%	35'		
	Group Home	SP	3	200	200	75	50	25	75	20%	35'		
Home-based business	SP	3	200	200	75	50	25	75	20%	35'	See §345-20		
Hotels and motels	SP	6	400	400	100	100	50	100	20%	35'			
Kennels	SP	10	400	400	100	100	75	150	20%	35'	See Local Law		
E. Industrial Uses													
Light industrial uses	SP	6	400	400	100	100	100	200	20%	35'			
Mining	SP	25	600	600	200	200	200	400	20%	35'	NYSDEC Regs also apply		
F. Other													
Conservation Subdivision											See §345-24		
Rural Eco-Tech Retreat	SP	125	600	600	300	200	150	300	2%	35'	See §345-34.2		
* Subject to Site Plan Approval by the Town Building Dept. The Bldg Dept has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.													
** Subject to site plan approval by the Town Planning Board.													